



City Planning Division
Jennifer Keesmaat, M.E.S., M.C.I.P., R.P.P.
Chief Planner and Executive Director

Committee of Adjustment
Toronto and East York District

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Toronto Ontario M5H 2N2
Tel: 416-392-7565
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NOTICE OF DECISION MINOR VARIANCE/PERMISSION (Section 45 of the Planning Act)

File Number:	A0382/12TEY
Owner:	CHIUITA MIAW LING KWONG
Agent:	BRUCE COOK
Property Address:	182 MOORE AVE (PART 2)
Legal Description:	PLAN 895 LOT 41
Community:	Toronto
Zoning:	RIS (ZC)
Ward:	Toronto Centre-Rosedale (27)

Notice was given and a Public Hearing was held on Wednesday, March 27, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage in the basement level of the dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. Section 6(3), Part I.1, By-law 438-86
The maximum permitted gross floor area is 0.6 times the area of the lot (200.67 m²).
The new dwelling will have a gross floor area equal to 0.62 times the area of the lot (209.8 m²).
2. Section 6(3), Part II.3B.(II), By-law 438-86
The minimum required side yard setback is 0.9 m for the portion of the dwelling not exceeding a depth of 17.0 m.
The new dwelling will be located 0.53 m from the west side lot line.
3. Section 6(3), Part II.3B.(II), By-law 438-86
The minimum required side yard setback is 7.5 m for the portion of the dwelling exceeding a depth of 17.0 m.
The 1.067 m portion of the new dwelling, including the elevated rear deck, exceeding a depth of 17.0 m will be located 1.143 m from the west side lot line and 4.16 m from the east side lot line.
4. Section 6(3) Part II 3(II), By-law 438-86
The dwelling shall not be located closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.
The new dwelling will be located 1.06 m from the adjacent building to the west (proposed new dwelling on Part I), which contains openings (windows equipped with fire shutters).

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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Zoning

RIS (ZZC)

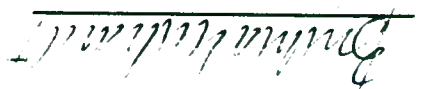
Ward:

Toronto Centre-Rosedale (27)

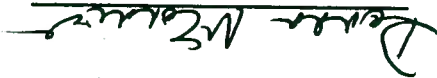
Community:

Toronto

Barbara Leonhardt



Donna McCormick



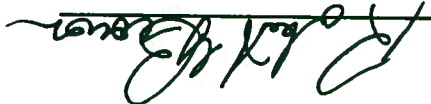
Mary Pitsitikas



Christian Chan



Robert Brown



CERTIFIED TRUE COPY



Anita M. MacLeod

Manager & Deputy Secretary Treasurer
Toronto and East York Panel

DATE DECISION MAILED ON: Tuesday, April 2, 2013
LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 16, 2013

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.