

Thursday, June 20, 2013

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

File Number:	A397/08EYK	Zoning:	R2
Owner(s):	EDY AZZOLI ADRIANA AZZOLI JOHN ALVES	Ward:	Etobicoke-Lakeshore (06)
Agent:	AMBIENT DESIGNS LTD		
Property Address:	<b>212 QUEENS AVE – PART 2</b>	Community:	
Legal Description:	PLAN M77 PT LOTS 154 & 155		

Notice was given and a Public Hearing was held on Thursday, June 20, 2013, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage.

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

- Section 340-30.A.(2)**  
The minimum required lot frontage is 10.5 m.  
The lot frontage is 8.48 m.
- Section 340-30.A.(1)**  
The minimum required lot area is 325 m<sup>2</sup>.  
The lot area is 265.1 m<sup>2</sup>.
- Section 340-30.L**  
The maximum permitted floor space index is 0.6 times the lot area (159.06 m<sup>2</sup>).  
The new dwelling will have a floor space index equal to 0.64 times the lot area (170.37 m<sup>2</sup>).
- Section 340-30.A.(4)**  
The minimum required side yard setback is 0.9 m.  
The new dwelling will be located 0.6 m from the south side lot line and 0.61 m from the north side lot line.  
The front and rear decks of the new dwelling will be located 0.6 m from the south side lot line and the rear deck will be located 0.39 m from the north side lot line.
- Section 340-16.B**  
The minimum required side yard setback for eaves and other projections is 0.4 m.  
The eaves and other projections of the new dwelling will be located 0.2 m from the south side lot line and 0.21 m from the north side lot line.

**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 authorize 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):

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B48/08EYK**.
2. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article III, with respect to privately owned trees, to the satisfaction of the Urban Forestry Division.
3. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.

