



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

Committee of Adjustment  
Toronto and East York District

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Toronto Ontario M5H 2N2  
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**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)**

File Number:	A0196/13TEY	Zoning:	R3 Z1.0 (ZZC)
Owners:	SALLY DIEU FUI DIP ONG	Ward:	Trinity-Spadina (20)
Agent:	JAMES TRAN		
Property Address:	20 OXFORD ST	Community:	Toronto
Legal Description:	PLAN D10 PT LOT 1		

Notice was given and a Public Hearing was held on **Wednesday, May 8, 2013**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing three-storey converted house by adding a fourth dwelling unit in the basement.

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

- Section 6(3) Part I 1., By-law 438-86**  
The maximum permitted gross floor area is 1.0 times the area of the lot (292.55 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 1.60 times the area of the lot (465.44 m<sup>2</sup>).
- Section 4(5)(b), By-law 438-86**  
A minimum of four parking spaces shall be provided on site.  
A total of two parking spaces will be provided on site.

**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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John Tassiopoulos



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David Pond

**DISSENTED**

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Yim Chan

DATE DECISION MAILED ON: **Tuesday, May 14, 2013**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, May 28, 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).