



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
Tel: 416-392-7565
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**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0055/13TEY	Zoning:	R2A (ZZC)
Owners:	ANNE MARIE TAYLOR DAVID ANDREW TAYLOR	Ward:	Toronto-Danforth (29)
Agent:	KIM TANNER		
Property Address:	2 DILWORTH CRES	Community:	East York
Legal Description:	PLAN M460 PT LOT 15		

Notice was given and a Public Hearing was held on **Wednesday, May 22, 2013**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a full third floor addition and a two-storey rear addition.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- Section 7.2.3, By-law 6752**
The minimum required side yard setback is 0.45 m.
The altered dwelling will have a side yard setback of 0.38 m to the east lot line.
- Section 7.2.3, By-law 6752**
The maximum permitted floor space index is 0.75 times the area of the lot (153.90 m²).
The altered dwelling will have a floor space index 0.90 times the area of the lot (183.35 m²).
- Section 7.2.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered dwelling will have a height of 9.1 m.

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 relating to height and density 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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ABSTAINED

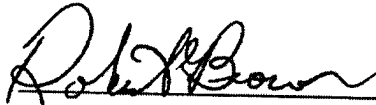
Barbara Leonhardt



Mary Pitsitikas

DISSENTED

Christian Chan



Robert Brown

DATE DECISION MAILED ON: **Tuesday, May 28, 2013**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, June 11, 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.