

Thursday, August 15, 2013

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

File Number:	A667/12EYK	Zoning	R2
Owner(s):	1800208 ONTARIO LIMITED	Ward:	Etobicoke-Lakeshore (05)
Agent:	MILENOV ASSOCIATES ARCHITECTS		
Property Address:	932 ROYAL YORK RD – PART 4	Community:	
Legal Description:	PLAN 2436 LOT 17		

Notice was given and a Public Hearing was held on Thursday, August 15, 2013, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached single car garage.

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

- Section 320-59.C.**  
The minimum required lot area 510 m<sup>2</sup>.  
The new lot area will be 220.52 m<sup>2</sup>.
- Section 320-59.A.(1)**  
The minimum required lot frontage is 13.5 m.  
The new lot frontage will be 6.09 m.
- Section 320-42.1.A.(1)**  
The maximum permitted floor space index is 0.45 times the lot area (99.23 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.95 times the lot area (209.71 m<sup>2</sup>).
- Section 320-42.1.B.(2)**  
The maximum permitted dwelling height with a flat roof is 6.5 m.  
The new dwelling will have a flat roof height of 9.65 m.
- Section 320-41.D.**  
No chimney-breast, steps, eaves or other projections from the main side wall of a building shall be less than 0.4 m from the side lot line of the lot on which the building is located.  
The proposed steps projecting from the main side wall will be located 0.13 m from the south side lot line.
- Section 320-42.1.C.(1)**  
The minimum required side yard setback is 0.9 m, with a total aggregate side yard width of 2.1 m.  
The new dwelling will be located 0.45 m from the north side lot line, 1.2 m from the south side lot line and will have an aggregate side yard width of 1.65 m.

7. **Section 320-24.9.B.**

A minimum of 50% of the front yard area shall be maintained as landscaping (24.66 m<sup>2</sup>).

A total of 46.36% of the front yard will be maintained as landscaping (22.87 m<sup>2</sup>).

**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.

