

Wednesday, July 31, 2013

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

File Number:	A417/13NY	Zoning	R3 (ZR)
Owner(s):	ROBERT GORDON	Ward:	Don Valley West (25)
Agent:	INTEGRAL DESIGN ASSOC		
Property Address:	240 LAWRENCE AVE E (PART 1)	Community:	North York
Legal Description:	PLAN 1707 LOT 268 PT LOTS 269 AND 270		

Notice was given and a Public Hearing was held on Wednesday, July 31, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with an integral, at-grade garage. The existing dwelling would be demolished.

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

- Section 12.2, By-law No. 7625**
Proposed lot frontage and width of 8.6m
WHEREAS the minimum required lot frontage and width is 18.0m;
- Section 12.3, By-law No. 7625**
Proposed lot area of 308.3m²
WHEREAS the minimum required lot area is 690m²;
- Section 12.4(a), By-law No. 7625**
Proposed front yard setback of 5.6m
WHEREAS the minimum required front yard setback is 7.5m
- Section 12.4(b), By-law No. 7625**
Proposed west side yard setback of 1.2m
WHEREAS the minimum required west side yard setback is 1.5m;
- Section 12.4(b), By-law No. 7625**
Proposed east side yard setback of 0.6m
WHEREAS the minimum required east side yard setback is 1.5m;
- Section 12.7, By-law No. 7625**
Proposed building height of 9.1m
WHEREAS the maximum permitted building height is 8.8m;

7. **Section 6(24)(c)(ii), By-law No. 7625**

Proposed rear deck width exceeds one-half the width of the dwelling
WHEREAS decks which are greater than 1m in height and projecting from the rear wall
of the building may not be wider than on-half the width of the dwelling.

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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Isaac Lallouz (signed)

Richard Ross (signed)

Edwin (Ted) Shepherd
(signed)

Morley Rosenberg (signed)

Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, August 8, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, August 20, 2013

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North 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.