

Wednesday, July 31, 2013

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

File Number:	A414/13NY	Zoning	R3 (ZR)
Owner(s):	ROBERT GORDON	Ward:	Don Valley West (25)
Agent:	INTEGRAL DESIGN ASSOC		
Property Address:	<b>240 LAWRENCE AVE E</b> <b>(PARTS 4 &amp;7)</b>	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 9.59m  
WHEREAS the minimum required lot frontage and width is 18.0m;
- Section 12.3, By-law No. 7625**  
Proposed lot area of 308.5m<sup>2</sup>  
WHEREAS the minimum required lot area is 690m<sup>2</sup>;
- Section 12.4(b), By-law No. 7625**  
Proposed west side yard setback of 0.6m  
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 1.2m  
WHEREAS the minimum required east side yard setback is 1.5m;
- Section 12.7, By-law No. 7625**  
Proposed building height of 9.6m  
WHEREAS the maximum permitted building height is 8.8m;
- Section 6A(5)a, By-law No. 7625**  
Proposed driveway width of 1.74m  
WHEREAS the minimum permitted driveway width is 2.6m;

7. **Section 6A(30)a, By-law No. 7625**

Proposed finished first floor height of 1.8m

WHEREAS the maximum permitted finished first floor height is 1.5m.

**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.

