

Wednesday, June 5, 2013

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

File Number:	A259/13NY	Zoning:	R4 (ZR)
Owner(s):	PETRO TISHCHENKO	Ward:	Eglinton-Lawrence (15)
Agent:	JAN PETRYKOWSKY		
Property Address:	<b>WEST 9.14M</b> <b>643 GLENCAIRN AVE</b> <b>PART 1</b>	Community:	North York
Legal Description:	PLAN 1911 LOT 35 E PT LOT 36		

Notice was given and a Public Hearing was held on Wednesday, June 5, 2013, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****North York Zoning By-law No. 7625**

1. Proposed lot frontage and width of 9.145m  
WHEREAS the minimum required lot frontage and width is 15.0m;
2. Proposed lot area of 369.8m<sup>2</sup>  
WHEREAS the minimum required lot area is 550m<sup>2</sup>;
3. Proposed east side yard setback of 0.61m  
WHEREAS the minimum required east side yard setback is 1.8m;
4. Proposed west side yard setback of 1.22m  
WHEREAS the minimum required west side yard setback is 1.8m;
5. Proposed lot coverage of 35.07% of the lot area  
WHEREAS the maximum permitted lot coverage is 35% of the lot area;
6. Proposed building length of 17.88m  
WHEREAS the maximum permitted building length is 16.8m;
7. Proposed building height of 10.09m  
WHEREAS the maximum permitted building height is 8.0m;

8. Proposed number of storeys is 3  
WHEREAS the maximum permitted number of storeys is 2; and
9. Proposed rear deck projection of 3.66m and is 2.6m high  
WHEREAS the first 2.1m projection of an unexcavated porch or deck in the rear may be higher than 1m in height.

**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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Astra Burka (signed)

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Edwin (Ted) Shepherd  
(signed)

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Morley Rosenberg (signed)

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Nicholas Sion (signed)

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Richard Ross (signed)

DATE DECISION MAILED ON: Monday, May 13, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, June 25, 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](http://www.omb.gov.on.ca).