

Wednesday, October 10, 2012

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

File Number:	A631/12NY	Zoning	R1Z0.35 (ZZC)
Owner(s):	ASSOCIATED PROPERTIES CORP	Ward:	Eglinton-Lawrence (16)
Agent:	DREW LASZLO ARCHITECT INC		
Property Address:	<b>326 LYTTON BLVD</b>	Community:	Toronto
Legal Description:	PLAN 1570 LOT 113		

Notice was given and a Public Hearing was held on Wednesday, October 10, 2012, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application for the construction of a two storey addition to the rear of the existing two storey dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****Toronto By-law 438-86**

1. East side lot line setback of 0.9m to the rear portion of the dwelling exceeding 17m in depth  
WHEREAS a minimum setback of 7.5m is required;
  2. West side lot line setback of 1.2m to the rear portion of the dwelling exceeding 17m in depth  
WHEREAS a minimum setback of 7.5m is required;
  3. Proposed Gross Floor Area of 394.83m<sup>2</sup> (0.629 times the area of the lot)  
WHEREAS a maximum Gross Floor Area of 219.6m<sup>2</sup> (0.6 times the area of the lot) is permitted.
- \* The existing dwelling has as Gross Floor Area of 206.39m<sup>2</sup> (0.328 times the area of the lot).

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

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**

File Number:	A631/12NY	Zoning	R1Z0.35 (ZZC)
Owner:	ASSOCIATED PROPERTIES CORP	Ward:	Eglinton-Lawrence (16)
Agent:	DREW LASZLO ARCHITECT INC		
Property Address:	<b>326 LYTTON BLVD</b>	Community:	Toronto
Legal Description:	PLAN 1570 LOT 113		

\_\_\_\_\_  
Isaac Lallouz (signed)

\_\_\_\_\_  
Edwin (Ted) Shepherd  
(signed)

\_\_\_\_\_  
Astra Burka (signed)

\_\_\_\_\_  
Morley Rosenberg (signed)

DATE DECISION MAILED ON: Thursday, October 18, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, October 30, 2012

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).