



City Planning Division
Jennifer Keesmaat, MESA MCIP RPP
Chief Planner and Executive Director

North York Civic Centre
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CITY COUNCILLOR, WARD 16, CITY OF
TORONTO
KAREN STINTZ
or OCCUPANT
CITY HALL
100 Queen ST SUITE W SUITE B32
Wednesday, October 24, 2012

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

File Number:	A641/12NY	Zoning	R1 Z0.35 [ZZC]
Owner(s):	OLGA TIMOFEEVA	Ward:	Eglinton-Lawrence (16)
Agent:	VICTOR GUITBERG M-ARCH DESIGN GROUP INC.		
Property Address:	185 CORTLEIGH BLVD	Community:	Toronto
Legal Description:	PLAN M346 LOT 230		

Notice was given and a Public Hearing was held on Wednesday, October 24, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a three-storey dwelling with a detached, single car garage on the above noted property. The proposed detached single car garage would be situated at the rear south east corner of the property. The existing dwelling and detached garage would be demolished.

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

Toronto Zoning By-law No. 438-86

1. Proposed G.F.A. (gross floor area) of 0.75 times the lot area (466.80m²)
WHEREAS a maximum G.F.A. of 0.35 times the lot area (217.84m²) is permitted; and
2. Proposed driveway width of 3.00m
WHEREAS a maximum driveway width of 2.60m is permitted.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

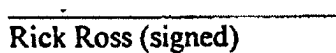
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- 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)


Rick Ross (signed)


Astra Burka (signed)


Arthur Forer (signed)


Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, November 1, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, November 13, 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.