



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

North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 5V7

Phone (416) 396-7000
Fax (416) 396-7200

Wednesday, November 21, 2012

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

File Number:	A728/12NY	Zoning:	R1 Z0.35 - Waiver -
Owner(s):	ERIKA BETH RUBIN ADAM BRESLIN	Ward:	Eglinton-Lawrence (16)
Agent:	RICHARD WENGLE ARCHITECT INC		
Property Address:	350 GLENGROVE AVE W	Community:	Toronto
Legal Description:	PLAN M87 PT LOT 225		

Notice was given and a Public Hearing was held on Wednesday, November 21, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a three storey dwelling. The existing dwelling would be demolished.

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

1. Proposed gross floor area of 510.60m² (0.648 times the area of the lot)
WHEREAS a maximum of 275.85m² or 2969.2sq.ft. (0.35 times the area of the lot) is permitted;
2. Proposed front lot line setback of 7.74m to the bay window
WHEREAS a minimum of 8.34m is required;
3. Proposed east side lot line setback of 0.9m
WHEREAS a minimum of 7.5m is required for the portion of the building exceeding 17m in depth; and
4. Proposed west side lot line setback of 2.95m
WHEREAS a minimum of 7.5m is required for the portion of the building exceeding 17m in depth;

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

2. Proposed front lot line setback of 7.74m to the bay window
WHEREAS a minimum of 8.34m is required;

3. **Proposed east side lot line setback of 0.9m**
WHEREAS a minimum of 7.5m is required for the portion of the building exceeding 17m in depth; and
4. **Proposed west side lot line setback of 2.95m**
WHEREAS a minimum of 7.5m is required for the portion of the building exceeding 17m in depth;

It is the decision of the Committee of Adjustment to MODIFY and APPROVE the following variance(s):

1. **Proposed gross floor area of 354.66m² (0.45 times the area of the lot)**
WHEREAS a maximum of 275.85m² (0.35 times the area of the lot) is permitted;

For the following reasons:

- **The general intent and purpose of the Official Plan is maintained.**
- **The general intent and purpose of the Zoning By-law is maintained.**
- **The variance(s) is considered desirable for the appropriate development of the land.**
- **In the opinion of the Committee, the variance(s) is minor.**

This decision is subject to the following condition(s):

1. **The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article II, with respect to City owned trees, to the satisfaction of the Urban Forestry Division.**
2. **The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article III, with respect to privately owned trees, to the satisfaction of the Urban Forestry Division.**
3. **The owner shall submit a Tree Security Deposit (in the form of a certified cheque or letter of credit only) and sign a Tree Preservation Agreement to the satisfaction of the Urban Forestry Division.**

