



City Planning Division
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Chief Planner and Executive Director

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CITY COUNCILLOR, WARD 16, CITY OF
TORONTO
KAREN STINTZ
or OCCUPANT
CITY HALL
100 Queen St Suite W Suite R39
Thursday, July 4, 2013

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

File Number:	A204/13NY	Zoning	R1 Z0.35 (waiver)
Owner(s):	KELLY MURRAY MATTHEW ROSENBLATT	Ward:	Eglinton-Lawrence (16)
Agent:	SASHA MILENOV		
Property Address:	152 GLENCAIRN AVE	Community:	Toronto
Legal Description:	PLAN M87 PT LOT 119 PT LOT 120		

Notice was given and a Public Hearing was held on Thursday, July 4, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. This application was previously before the Committee of Adjustment on April 24, 2013 and was deferred to a later date.

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

- Section 69(3) Part II, By-law No. 438-86**
Proposed gross floor area (G.F.A.) of 455.89m² (0.56 times the area of the lot)
WHEREAS the maximum permitted gross floor area (G.F.A.) is 282.96m² (0.35 times the area of the lot);
- Section 6(3) Part II 3. Chart C (II) 2, By-law No. 438-86**
Proposed east side yard setback of 0.9m for the portion of the building exceeding 17.0m in length
WHEREAS the minimum required east side yard setback is 7.5m for the portion of the building exceeding 17.0m in length; and
- Section 6(3) Part II 3. B(II), By-law No. 438-86**
Proposed west side yard setback of 1.2m for the portion of the building exceeding 17.0m in length
WHEREAS the minimum required west side yard setback is 7.5m for the portion of the building exceeding 17.0m in length.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

SIGNATURE PAGE

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Arthur Forer (signed)

Astra Burka (signed)

Morley Rosenberg (signed)

Nicholas Sion (signed)

Richard Ross (signed)

DATE DECISION MAILED ON: Friday, July 12, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, July 24, 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.

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.