



City Planning Division
Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner & Executive Director

Committee of Adjustment
Toronto and East York District

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

File Number:	A0404/13TEY	Zoning:	R2 Z1.0 (ZZC)
Owner:	WESIX PROPERTIES LIMITED	Ward:	Trinity-Spadina (20)
Agent:	JON GOULDING		
Property Address:	30 DALTON RD	Community:	Toronto
Legal Description:	PLAN 1224 PT LOTS 37 & 38		

Notice was given and a Public Hearing was held on **Wednesday, July 17, 2013**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached single family dwelling as follows: to construct a third storey south side dormer addition, a second storey over the existing rear one-storey portion of the dwelling, a new rear two-storey addition, a rear second storey balcony supported by columns, a rear third storey terrace, an additional front entry, and a three-storey fire escape at the southwest corner of the building; and to convert the building into a converted dwelling with a six-bedroom rooming house occupying the basement and ground floor, a self contained two-bedroom dwelling unit occupying the second floor, and another self contained two-bedroom dwelling unit occupying the third floor.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- Section 6(2) 5.(a)(iv), By-Law 438-86**
A rooming house is permitted within a detached dwelling provided there is no substantial change to the external appearance of the house as a detached dwelling and there is no exterior alteration or addition to the house.
The additional front entry, rear three-storey fire escape, rear second floor balcony and third storey south side dormer addition second constitute a substantial change in the external appearance of the house.
- Section 6(2) 5.(a)(iv) D., By-Law 438-86**
A balcony is permitted to project into the required setbacks provided it does not project more than 1.5 m from the wall and may only be supported from the wall.
The rear second storey balcony will project 2.35 m from the rear wall and will be supported by columns.
- Section 6(2) 5.(a)(iv) E., By-Law 438-86**
The maximum permitted floor area of an individual dormer shall not exceed 2.3 m².
The third storey south side dormer addition will have a floor area of 7.5 m².
- Section 6(3) Part I 1., By-Law 438-86**
The maximum permitted gross floor area is 1.0 times the area of the lot (244.9 m²).
The altered converted dwelling/rooming house will have a gross floor area equal to 1.43 times the area of the lot (350.53 m²).

5. Section 6(3) Part II 4., By-Law 438-86

The minimum required rear yard setback is 7.5 m.

The altered dwelling will be located 4.19 m from the rear west lot line, measured to the rear three-storey fire escape.

6. Section 6(3) Part II 5.(i), By-Law 438-86

The maximum permitted building depth is 14.0 m.

The altered dwelling will have a depth of 15.16 m, measured to the rear three-storey fire escape.

7. Section 4(5)(B), By-Law 438-86

A minimum of three parking spaces shall be provided on site.

No parking spaces will be provided on site.

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 as it represents overdevelopment.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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Barbara Leonhardt (signed)

Donna McCormick (signed)

Robert Brown (signed)

DECLARED AN INTEREST

Christian Chan

DATE DECISION MAILED ON: **Tuesday, July 23rd, 2013**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, August 6th, 2013**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East 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.