

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

File Number:	A0762/13TEY	Zoning	RD(f12.0, d0.6)(x(1430) & R1 Z0.6 (Waiver)
Owners:	NICOLE HANNAN CHRISTIAN MCKENNA	Ward:	Toronto Centre-Rosedale (27)
Agent:	FRANK FALCONE		
Property Address:	<b>139 GLENROSE AVE</b> <b>(PART 1)</b>	Community:	Toronto
Legal Description:	PLAN 719 LOT 249		

Notice was given and a Public Hearing was held on **Wednesday, January 8, 2014**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey single family detached dwelling.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

- Chapter 10.20.40.40(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (197.35 m<sup>2</sup>).  
The new three-storey dwelling will have a floor space index equal to 0.71 times the area of the lot (233.59 m<sup>2</sup>).
- Chapter 10.20.40.50(1)(A), By-law 569-2013**  
The maximum permitted number of platforms located at or above the second floor on the rear wall of a detached dwelling is one (1).  
The new dwelling will have a platform on the second and third floors at the rear of the dwelling.
- Chapter 10.20.30.20(1)(A), By-law 569-2013**  
The minimum required frontage of a residential lot is 12.0 m.  
The new lot will have a frontage of 7.59 m.
- Chapter 10.20.40.70(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The new dwelling will be setback 0.91 m from the east side lot line.
- Chapter 200.5.10.1(1), By-law 569-2013**  
A minimum of one (1) parking space is required on a lot for a detached house.  
There will be no parking spaces provided on the lot.

**1. Section 6(3) Part I 1, By-law 438-86**

The maximum permitted gross floor area is 0.6 times the area of the lot (197.35 m<sup>2</sup>).

The new three-storey dwelling will have a residential gross floor area equal to 0.71 times the area of the lot (233.59 m<sup>2</sup>).

**2. Section 6(3) Part VII 1(I), By-law 438-86**

The minimum required frontage of a residential lot is 12.0 m.

The new lot will have a frontage of 7.59 m.

**File Numbers B0078/13TEY, A0762/13TEY & A0763/13TEY were considered jointly.**

**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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Gillian Burton (signed)

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David Pond (signed)

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Yim Chan (signed)

DATE DECISION MAILED ON: **Tuesday, January 14, 2014**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, January 28, 2014**

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](http://www.omb.gov.on.ca).