

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

File Number:	A0471/14TEY	Zoning:	RD d0.75 & R1C (ZZC)
Owner:	FRANCO TEMPRILE	Ward:	Toronto-Danforth (29)
Agent:	LEO MASTRANDREA		
Property Address:	7 CHILTON RD	Community:	East York
Legal Description:	PLAN M513 PT LOT 107 PT LOT 108		

Notice was given and a Public Hearing was held on **Wednesday, July 9, 2014**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a second floor addition over the existing structure, a rear two-storey addition and a rear deck.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.0 m.
The height of the front exterior main walls will be 7.95 m.
- 2. Chapter 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The height of the first floor above established grade will be 1.27 m.
- 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (182.41 m²).
The altered dwelling will have a floor space index equal to 0.83 times the area of the lot (201.66 m²).
- 4. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (85.13 m²).
The altered dwelling will have a lot cover of 43.7 % of the lot area (106.27 m²).
- 5. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The altered dwelling roof eaves will project 0.10 m and will be located 0.20 m from the south lot line.
- 1. Section 7.4.3, By-law 6752**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0.31 m from the south side lot line.

2. Section 7.4.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (85.13 m²).

The altered dwelling will have a lot cover of 43% of the lot area (104.53 m²).

3. Section 7.4.3, By-law 6752

The maximum permitted floor space index is 0.75 times the area of the lot (182.41 m²).

The altered dwelling will have a floor space index equal to 0.83 times the area of the lot (201.66 m²).

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 this variance application 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):

Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to City and privately owned trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review.

SIGNATURE PAGE

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Gillian Burton (signed)

David Pond (signed)

Yim Chan (signed)

John Tassiopoulos (signed)

DATE DECISION MAILED ON: **Tuesday, July 15, 2014**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, July 29, 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.