TORONTO
City Planning Division
Committee of Adjustment
Toronto and East York District
100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	A0348/14TEY	Zoning	R (d0.6) (x930) & R2 Z0.6 (Waiver)
Owner(s):	SADEGH NASR	Ward:	St. Paul's (22)
Agent:	SADEGH NASR		
Property Address:	**277 BELSIZE DR**	Community**:**	Toronto
Legal Description:	PLAN 1787 PT LOT 143		

Notice was given and a Public Hearing was held on **Wednesday, June 11, 2014**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey detached dwelling with a rear second floor deck and an integral garage at the front of the house.

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

1. **Section 6(3) Part I 1, By-law 438-861**
The maximum permitted gross floor area is 0.6 times the lot area (174.18 m^2).
The gross floor area of the new dwelling will be equal to 0.74 times the lot area (214.83 m^2).

2. **Section 4(2)(a), By-law 438-86**
The maximum permitted height of the building is 9.0 m.
The height of the new house will be 9.5 m.

3. **Section 6(3) Part II 8, By-law 438-86**
The maximum permitted height of the rear platform is 1.2 m above grade.
The rear platform will be 2.88 m above grade.

1. **Chapter 10.10.40.10, By-law 569-2013**
The maximum permitted building height is 9.0 m.
The building height of the new dwelling will be 9.5 m.

2. **Chapter 10.10.40.40, By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (174.18 m^2).
The floor space index of the new dwelling will be equal to 0.74 times the lot area (214.83 m^2).

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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Barbara Leonhardt (signed)

Donna McCormick (signed)

Robert Brown (signed)

Christian Chan (signed)

DATE DECISION MAILED ON: **Tuesday, June 17, 2014**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Wednesday, July 2, 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.