



City Planning Division

Committee of Adjustment
Toronto and East York District

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Toronto, Ontario M5H 2N2
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**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0735/14TEY	Zoning	R(d1.0)(x848) & R3 Z1.0 (ZZC)
Owner(s):	ANDREW SASKIN EVAN SASKIN	Ward:	Trinity-Spadina (20)
Agent:	TAE RYUCK		
Property Address:	188 LIPPINCOTT ST	Community:	Toronto
Legal Description:	PLAN 93 PT LOT 288		

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

PURPOSE OF THE APPLICATION:

To construct a new three-storey residential building containing three dwelling units.

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

- Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The new dwelling will have a depth of 20 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (376.5 m²).
The new three-storey dwelling will have a floor space index equal to 1.18 times the area of the lot (444.5 m²).
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping (80.86 m²).
In this case, 49.47% of the rear yard shall be maintained as soft landscaping (80.0 m²).
- Chapter 10.10.40.70.(4)(F), By-law 569-2013**
The minimum required side yard setback is 0.45 m, where the side wall contains no openings.
The new three-storey dwelling will be located 0 m from the north side lot line and 0 m from the south side lot line.
- Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls not facing a street is 9.5 m.
In this case, the side exterior main walls of the new three-storey dwelling will have a height of 10.75 m.
- Section 6(3) Part II 5, By-law 438-86**
The maximum permitted dwelling depth is 14.0 m.
The new dwelling will have a depth of 20 m.

2. **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 (376.5 m²).
The new three-storey dwelling will have a residential gross floor area equal to 1.59 times the area of the lot (598.91 m²).
3. **Section 6(3) Part II 3.F(I)(1)(a), By-law 438-86**
The minimum required side yard setback is 0.45 m, where the side wall contains no openings.
The new three-storey dwelling will be located 0 m from the north side lot line and 0 m from the south side lot line.
4. **Section 6(3) Part III 1(b), By-law 438-86**
A minimum of 50% of the lot area shall be landscaped open space (188.25 m²).
In this case, 34.9% of the lot area will be landscaped open space (131.60 m²).

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

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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.

