

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

File Number:	A0956/14TEY	Zoning:	RA (d2.0) & R3A (ZZC)
Owner(s):	486178 ONTARIO LIMITED	Ward:	Toronto-Danforth (29)
Agent:	GEORGE STAVROS		
Property Address:	<b>113 A COSBURN AVE</b>	Community:	Toronto
Legal Description:	PLAN M39 PT BLK A M39 E30FT W110FT BLK A		

Notice was given and a Public Hearing was held on **Wednesday, January 28, 2015**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing one-storey detached house by constructing a rear two-storey addition, a full second floor addition, a new front porch and rear patio with basement walkout.

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

- 1. Chapter 15.10.20.40.(1), By-law 569-2013**  
In the RA zone, a dwelling unit is permitted in an Apartment Building.  
The new additions will be constructed to the existing detached house.
- 2. Chapter 15.10.40.70.(3), By-law 569-2013**  
The required minimum side yard setback in the RA zone is 7.5 m.  
The altered two-storey detached house will be setback 0.56 m from the west side lot line and 1.16 m from the east side lot line.
- 1. Section 7.7.3, By-law 6752**  
The minimum required number of parking spaces is one space behind the main front wall.  
The altered two-storey detached house will have one front yard parking space.
- 2. Section 7.1.1.4, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The altered two-storey detached house will have a building height of 9.9 m.
- 3. Section 7.1.1.5, By-law 6752**  
The maximum permitted building length is 16.75 m.  
The altered two-storey detached house will have a building length of 18.29 m.
- 4. Section 5.6, By-law 6752**  
An unenclosed porch, platform or deck which does not exceed 1.2 m in height above existing grade may project beyond a main rear wall of a detached dwelling to a maximum of 3.6 m.  
The rear patio will project 4.26 m from the rear main wall.

5. **Section 7.7.2, By-law 6752**  
A dwelling unit in a permitted residential building is permitted in the R3A zone.  
A detached house is not permitted in the R3A zone.
6. **Section 7.7.3, By-law 6752**  
The required west side yard setback is 0.6 m.  
The altered two-storey detached house will have a west side yard setback of 0.56 m.
7. **Section 7.1.5(b), By-law 6752**  
A minimum of 50% (29.48 m<sup>2</sup>) of the front yard shall be maintained as landscaping.  
In this case, 29.33% (17.29 m<sup>2</sup>) of the front yard, excluding the parking pad, will be maintained as soft landscaping.
8. **Section 7.1.6, By-law 6752**  
A minimum of 75% (32.96 m<sup>2</sup>) of the front yard, not covered by a permitted driveway or parking pad, shall be maintained as soft landscaping.  
In this case, 39.34% (17.29 m<sup>2</sup>) of the front yard, excluding the parking pad, will be maintained as soft landscaping.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved**

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.

**SIGNATURE PAGE**

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Gillian Burton (signed)

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David Pond (signed)

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Yim Chan (signed)

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John Tassiopoulos (signed)

DATE DECISION MAILED ON: **Tuesday, February 3, 2015**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, February 17, 2015**

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).