

SIGNATURE PAGE

File Number: B0078/14TEY Zoning R (d1.0) (x745) & R2 Z1.0
(Waiver)
Owner(s): CLAYTON PLACE ESTATES INC Ward: St. Paul's (22)
625893 ONTARIO LIMITED
Agent: RAY KASHANI
Property Address: 123 - 129 WALKER AVE Community: Toronto
Legal Description: PLAN 415 PT LOT A PLAN 289 PT LOT 7 E AVENUE RD

DISSENTED

Barbara Leonhardt (signed)

Donna McCormick

Mary Pitsitikas (signed)

Christian Chan (signed)

Robert Brown (signed)

DATE DECISION MAILED ON: **Tuesday, January 20, 2015**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, February 9, 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.

NOTE: Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

SIGNATURE PAGE

File Number: A1070/14TEY Zoning R (d1.0) (x745) & R2 Z1.0
(Waiver)
Owner(s): CLAYTON PLACE ESTATES Ward: St. Paul's (22)
INC
625893 ONTARIO LIMITED
Agent: RAY KASHANI
Property Address: 123 - 125 WALKER AVE Community: Toronto
(PART 1)
Legal Description: PLAN 415 PT LOT A PLAN 289 PT LOT 7 E AVENUE RD

DISSENTED

Barbara Leonhardt (signed)

Donna McCormick

Mary Pitsitikas (signed)

Christian Chan (signed)

Robert Brown (signed)

DATE DECISION MAILED ON: **Tuesday, January 20, 2015**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, February 3, 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.

5. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**

A minimum of 75% of the required front yard landscaping must be soft landscaping (1.68 m²).
The front yard will have 65.6% soft landscaping (1.47 m²).

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

The maximum permitted gross floor area is 1.0 times the lot area (158.9 m²).
The altered three-storey semi-detached house will have a residential gross floor area equal to **1.48** times the lot area (234.97 m²).

2. **Section 6(3) Part II 4, By-law 438-86**

The minimum required rear yard setback is 7.5 m.
The altered three-storey semi-detached house is located 0.9 m from the west rear lot line.

3. **Section 6(3) Part III 3(D), By-law 438-86**

A minimum of 75% of the required front yard landscaping must be soft landscaping (1.68 m²).
The front yard will have 65.6% soft landscaping (1.47 m²).

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.

5. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the required front yard landscaping must be soft landscaping (0.975 m²).
The front yard will have 31% soft landscaping (0.4 m²).
6. **Chapter 200.5.1.10.(2)(A), By-law 569-2013**
A parking space must have a width of 3.2 m if one or both sides of the parking space are obstructed.
The new parking pad will have a width of 2.9 m.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 1.0 times the lot area (134.2 m²).
The altered three-storey semi-detached house will have a residential gross floor area equal to 1.89 times the lot area (253.21 m²).
2. **Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered three-storey semi-detached house is located 0.9 m from the west rear lot line.
3. **Section 6(3) Part III 3(D), By-law 438-86**
A minimum of 75% of the required front yard landscaping must be soft landscaping (0.975 m²).
The front yard will have 31% soft landscaping (0.4 m²).
4. **Section 4(17), By-law 438-86**
A parking space must have a width of 3.2 m if one or both sides of the parking space are obstructed.
The new parking pad will have a width of 2.9 m.

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.