

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

File Number:	A0042/15TEY	Zoning	R (d0.6) (x735) & R2 Z0.6 (ZZC)
Owner(s):	DANIELLA MILETIN-GILL RYAN LINDAN GILL	Ward:	Trinity-Spadina (19)
Agent:	RYAN LINDAN GILL		
Property Address:	<b>665 EUCLID AVE</b>	Community:	Toronto
Legal Description:	PLAN 1179 LOT 1		

Notice was given and a Public Hearing was held on **Wednesday, March 4, 2015**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing 2½-storey semi-detached dwelling by constructing a rear two-storey addition, a rear deck, a side basement walkout and a rear detached garage.

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

**1. Chapter 10.20.40.40.(2)(A), By-law 569-2013**

Additions to the rear of a semi-detached house erected before October 15, 1953, are permitted provided that the floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (152.88 m<sup>2</sup>).

The altered dwelling will have a floor space index equal to 1.26 times the area of the lot (278.54 m<sup>2</sup>).

**2. Chapter 10.10.40.30(1)(A), By-law 569-2013**

The maximum permitted building depth for a semi-detached dwelling is 17.0 m.

The altered semi-detached dwelling will have a building depth of 17.14 m.

**3. Chapter 10.10.40.10(2)(B)(ii), By-law 569-2013**

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.

The height of the side exterior main walls facing the south side lot line is 9.52 m.

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

Additions to the rear of a semi-detached house erected before October 15, 1953, are permitted provided that the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (152.88 m<sup>2</sup>).

The altered semi-detached house will have a residential gross floor area equal to 0.89 times the area of the lot (197.59 m<sup>2</sup>).

**2. Section 6(3) Part VI 1(V), By-law 438-86**

Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house, are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.

The altered dwelling will have a depth of 17.14 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.