

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

File Number:	A1138/14TEY	Zoning	R (d0.6) (x741) & R2 Z0.6 (Waiver)
Owner:	ZOFEEEN AHMAD	Ward:	Toronto-Danforth (30)
Agent:	OREST STOYANOVSKYY		
Property Address:	55 REDWOOD AVE	Community:	Toronto
Legal Description:	PLAN 1454 PT LOT 55		

Notice was given and a Public Hearing was held on **Wednesday, February 11, 2015**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached house.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing access to a building or structure may encroach into a required minimum building setback no closer to a lot line than 0.6 m.
The new front stairs will be setback 0.23 m from the north side lot line.
- 2. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The permitted maximum height of all front exterior main walls is 7.5 m.
The new three-storey detached house will have a front exterior main wall height of 9.9 m.
- 3. Chapter 10.10.40.40.(1), By-law 569-2013**
The permitted maximum floor space index is 0.6 times the lot area (156.08 m²).
The new three-storey detached house will have a floor space index equal to 1.08 times the lot area (281.37 m²).
- 4. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The required minimum side yard setback is 0.9 m.
The new three-storey detached house will be setback 0.34 m from the north side lot line and 0.68 m from the south side lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (156.08 m²).
The new three-storey detached house will have a residential gross floor area equal to 1.08 times the area of the lot (281.37 m²).

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

The minimum required side lot line setback from the side wall of an adjacent building that contains openings is 1.2 m.

The new three-storey detached house will be setback 0.68 m from the side wall of 51 Redwood Avenue.

3. Section 6(3) Part II 3.B(I), By-law 438-86

The minimum required side lot line setback for a detached house is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.

The new three-storey detached house will be located 0.34 m from the north side lot line.

4. Section 6(3) Part II 3.B(I), By-law 438-86

The minimum required side lot line setback for a detached house is 0.9 m for a depth not exceeding 17.0 m and where the side walls contains openings.

The new three-storey detached house will be located 0.68 m from the south side lot line.

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)

Mary Pitsitikas (signed)

Christian Chan (signed)

Robert Brown (signed)

DATE DECISION MAILED ON: **Tuesday, February 17, 2015**

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