

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

File Number:	A0358/15TEY	Zoning	R(f9.0;u2;d0.6)(x956) & R1S Z0.6 (ZZC)
Owner(s):	FARDIN POURDEILAMI	Ward:	St. Paul's (22)
Agent:	GLENN RUBINOFF		
Property Address:	26 FAIRFIELD RD	Community:	Toronto
Legal Description:	PLAN 1071 LOT 156		

Notice was given and a Public Hearing was held on **Wednesday, June 10, 2015**, as required by the Planning Act.


PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral below-grade garage.

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

- Chapter 10.10.40.10 (2)(A)(i), By-law 569-2013**
The permitted maximum height of all front exterior main walls is 7.0 m.
The front exterior main wall will have a height of 9.51 m.
- Chapter 10.10.40.10 (2)(A)(ii), By-law 569-2013**
The permitted maximum height of all rear exterior main walls is 7.0 m.
The rear exterior main wall will have a height of 8.68 m.
- Chapter 10.10.40.10 (2)(B)(ii), By-law 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.0 m.
The east side exterior main wall will have a height of 9.44 m.
- Chapter 10.10.40.10 (1)(A), By-law 569-2013**
The permitted maximum building height is 9.0 m.
The new detached dwelling will have a height of 9.80 m.
- Chapter 10.10.40.10 (6), By-law 569-2013**
The permitted maximum height of the first floor above established grade is 1.2 m.
The first floor will have a height of 2.59 m above established grade.
- Chapter 10.10.40.30 (1)(A), By-law 569-2013**
The permitted maximum building depth is 17.0 m.
The new detached dwelling will have a depth of 18.03 m.



7. **Chapter 10.10.40.40 (1)(A), By-law 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot (155.3 m²).
The new detached dwelling will have a floor space index equal to 0.82 times the area of the lot (207.2 m²).
8. **Chapter 10.5.50.10 (1)(B), By-law 569-2013**
A minimum of 50% (29.55 m²) of the front yard shall be maintained as landscaping.
A total of 31.8% (18.77 m²) of the front yard will be maintained as landscaping.
9. **Chapter 10.5.50.10 (1)(D), By-law 569-2013**
A minimum of 75% (22.2 m²) of the required front yard landscaping shall be maintained as soft landscaping.
A total of 31.8% (10.59 m²) of the required front yard landscaping will be maintained as soft landscaping.
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 (155.3 m²).
The new detached dwelling will have a gross floor area equal to 0.82 times the area of the lot (207.2 m²).
2. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback for the portion of the dwelling not exceeding a depth of 17 m is 0.9 m.
The new detached dwelling will be located 0.46 m from the west side lot line.
3. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback for the portion of the dwelling exceeding a depth of 17.0 m is 7.5 m.
The 1.03 m portion of the new detached dwelling exceeding the 17 m depth, will be located 0.46 m from the west side lot line, and 1.07 m from the east side lot line.
4. **Section 6(3) Part II D(I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.
The platform will have a height of 2.4 m above grade.
5. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 9 m.
The new detached dwelling will have a height of 9.65 m. 
6. **Section 6(3) Part IV 3.(II), By-law 438-86**
An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line is not permitted.
The new detached will have an integral below grade garage located 0.05 m below grade.
7. **Section 6(3) Part III 3.(d)(i) D., By-law 438-86**
A minimum of 75% (23.76 m²) of the front yard area shall be maintained as soft landscaping.
A total of 33% (10.59 m²) of the front yard area will be maintained as soft landscaping.
8. **Section 6(3) Part III 3.(A), By-law 438-86**
A minimum of 50% (29.55 m²) of the front yard area shall be landscaping open space.
A total of 31.8% (18.77 m²) of the front yard area will be landscaping open space.

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.



