

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

File Number:	A0192/15TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (ZZC)
Owner:	JOHN PAYNE	Ward:	Toronto-Danforth (30)
Agent:	SAIED MAHBOUBI		
Property Address:	65 LANGLEY AVE (PART 1)	Community:	Toronto
Legal Description:	PLAN 505 PT LOT 24 PT LOT 25		

Notice was given and a Public Hearing was held on **Wednesday, May 27, 2015**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey single detached dwelling with integral garage, as outlined in Consent Application B0015/15TEY.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10.0 m² of the first floor is required to be located within 4.0 m of the front main wall of the dwelling.
In this case, 0 m² of the first floor will be located within 4.0 m of the front main wall of the dwelling.
- 2. 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.
In this case, the west side exterior main walls of the new dwelling will have a height of 8.75 m, and the east side exterior main walls of the new dwelling will have a height of 8.9 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (164.82 m²).
The new two-storey dwelling will have a floor space index equal to 0.84 times the area of the lot (231.42 m²).
- 4. Chapter 10.10.80.40.(1), By-law 569-2013**
A vehicle entrance through the front main wall of a building is permitted, provided the lot has a minimum frontage of 7.6 m.
In this case, the lot has a frontage of 7.58 m.

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 (164.82 m²).

The new two-storey dwelling will have a residential gross floor area equal to 0.84 times the area of the lot (230.0 m²).

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

An integral garage is not permitted in a building on a lot having a frontage less than 7.62 m if vehicle access to the garage is located in a wall facing the front lot line.

The lot has a frontage of 7.58 m and the integral garage will be located in the wall facing the front lot line.

Applications B0015/15TEY, A0192/15TEY, and A0193/15TEY were considered jointly.

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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Gillian Burton (signed)

John Tassiopoulos (signed)

Yim Chan (signed)

DATE DECISION MAILED ON: **Tuesday, June 2, 2015**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, June 16, 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.