

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

File Number:	A0193/15TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (ZZC)
Owner:	JOHN PAYNE	Ward:	Toronto-Danforth (30)
Agent:	SAIED MAHBOUBI		
Property Address:	<b>65 LANGLEY AVE (PART 2)</b>	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 three-storey single detached dwelling, as outlined in Consent Application B0015/15TEY.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

- 1. 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 side exterior main walls of the new dwelling will have a height of 10.0 m.
- 2. 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 m<sup>2</sup>).  
The new two-storey dwelling will have a floor space index equal to 0.87 times the area of the lot (238.93 m<sup>2</sup>).
- 3. Chapter 10.5.80.10.(3), By-law 569-2013**  
A parking space is not permitted to be located in a front or side yard abutting a street.  
In this case, a parking space will be located in the front yard.
- 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 m<sup>2</sup>).  
The new two-storey dwelling will have a residential gross floor area equal to 0.878 times the area of the lot (241.17 m<sup>2</sup>).
- 2. Section 6(3) Part IV 1(E), By-law 438-86**  
A motor vehicle parking space that is located between the front wall of the building and the front lot line is not permitted.  
In this case, the parking space will be located between the front wall of the building and the front lot line.

**3. Section 4(2)(a), By-law 438-86**

The maximum permitted building height is 10.0 m.

The new three-storey dwelling will have a height of 10.15 m.

**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)

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John Tassiopoulos (signed)

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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](http://www.omb.gov.on.ca).