

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

File Number:	A0680/15TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (ZZC)
Owner:	PHILIP MORRISON	Ward:	Trinity-Spadina (19)
Agent:	PAUL ICKE		
Property Address:	146 CRAWFORD ST	Community:	Toronto
Legal Description:	PLAN 970 LOT 4		

Notice was given and a Public Hearing was held on **Wednesday, September 9, 2015**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize and to maintain the rear third floor deck extension that was constructed beyond the scope of an existing building permit, and to construct a rear carport for two vehicles.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- Chapter 10.5.60.20.(5)(A) & 10.10.60.20.(1)(A), By-law 569-2013**
The minimum required rear yard setback for an ancillary structure is 1.0 m.
In this case, the new carport will be located 0.35 m from the west rear lot line.
- Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 25% of the rear yard is required to be maintained as soft landscaping (20.4 m²).
In this case, 13.4% of the rear yard will be maintained as soft landscaping (6.0 m²).
- Chapter 200.5.10.1, By-law 569-2013**
A parking space is required to have minimum dimensions of 2.9 m in width, by 5.6 m in length.
In this case, the south side parking space located within the new carport will have a width of 2.3 m.
- Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The new car port will be located 0.20 m from the north side lot line, and 0.21 m from the south side lot line.
- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves are permitted to project into the required setbacks, provided they are located no closer than 0.3 m to a lot line.
The roof eaves of the new carport will be located 0.15 m from the north and south side lot lines.

6. Chapter 10.5.60.20.(4), By-law 569-2013

An ancillary building is required to be setback a minimum of 2.5 m from the centre line of the public lane. In this case, the new carport will be located 1.84 m from the centre line of the public lane to the rear.

7. Chapter 10.5.60.50.(2), By-law 569-2013

The maximum permitted floor area of all ancillary buildings or structures on the lot is 40.0 m². In this case, the total floor area of all ancillary buildings or structures on the lot is 41.2 m².

1. Section 4(4)(b), By-law 438-86

A parking space is required to have minimum dimensions of 2.9 m in width, by 5.6 m in length. In this case, the south side parking space located within the new carport will have a width of 2.3 m.

2. Section 6(3) Part III 1(a), By-law 438-86

A minimum of 30% of the lot area shall be landscaped open space (66.48 m²). In this case, 12.5% of the lot area will be landscaped open space (17.6 m²).

3. Section 6(3) Part II 7(II) A, By-law 438-86

The minimum required setback of an accessory structure to an adjacent residential building is 4.5 m. The new carport will be located 3.0 m from the adjacent residential building at 148 Crawford St.

4. Section 6(3) Part II 7(III), By-law 438-86

The minimum required setback from an accessory garden or storage shed having an area less than 9.0 m², or a private garage, to the main building is 1.5 m. In this case, the existing shed will be located 0 m from the rear ground floor deck.

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

A rear deck located at the first storey is required to be setback a minimum of 0.45 m to the side lot lines. In this case, the rear ground floor deck will be located 0 m from the north and south side lot lines.

6. Section 6(3) Part II 5(I), By-law 438-86

The maximum permitted depth of a semi-detached dwelling is 14.0 m. The altered semi-detached dwelling will have a depth of 25.93 m.

7. Section 4(14), By-law 438-86

A carport is required to be setback a minimum of 2.5 m from the centre line of the public lane. In this case, the new carport will be located 1.84 m from the centre line of the public lane to the rear.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

1. Variance Requests 2 from By-law 569-2013 and By-law 438-86, with respect to the provision of rear yard landscaping are **REFUSED**; and
2. All other variance requests are **APPROVED**.

The **reason** for the decision is that, in the opinion of the Committee of Adjustment, variance request 2 from By-law 569-2013 and By-law 438-86 is not minor in nature, are not desirable for the appropriate development and use of the subject property and do not maintain the general intent and purpose of the Zoning By-law and the Official Plan and all other variance requests together with the provision of the required rear yard landscaping, are minor in nature, are desirable for the appropriate development and use of the subject property and do maintain the general intent and purpose of the Zoning By-law and the Official Plan.

SIGNATURE PAGE

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ABSENT

Robert Brown (signed)	Edmund Carlson (signed)	Ewa Modlinska
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Nancy Oomen (signed)	Worrick Russell (signed)
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DATE DECISION MAILED ON: **Tuesday, September 15, 2015**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, September 29, 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.