

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

File Number:	A0394/15TEY	Zoning	R(d1.0)(x806) & R4 Z1.0(ZZC)
Owner(s):	GABRIELA ARRUDA HUMBERTO ARRUDA	Ward:	Trinity-Spadina (19)
Agent:	TONY HENRIQUES		
Property Address:	186 EUCLID AVE	Community:	Toronto
Legal Description:	PLAN D70 PT LOTS 7 & 8		

Notice was given and a Public Hearing was held on **Thursday, September 24, 2015**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey townhouse/row house.

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

- Chapter 10.5.50.10 (1)(D), By-law 569-2013**
A minimum of 75% (6.69 m²) of the front yard landscaping shall be maintained as soft landscaping.
A total of 0.08% (0.741 m²) of the front yard landscaping will be maintained as soft landscaping.
- Chapter 10.5.40.60 (3)(A), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the exterior stairs are no wider than 2.0 m and no closer to a lot line than 0.6 m.
The stairs will have a width of 3.88 m and will be located 0 m from the east front lot line.
- Chapter 10.5.40.60 (7)(B), By-law 569-2013**
The permitted maximum projection of the roof eaves into the minimum building setback is 0.9 m if the eaves are no closer to a lot line than 0.3 m.
The eaves will be located 0 m from the north and south side lot line.
- Chapter 10.10.40.80 (1)(A), By-law 569-2013**
The required minimum distance between the main walls of a townhouse is 2.0 m where there are no openings to dwellings in those main walls.
The distance between the main walls is 0.10 m.
- Chapter 10.10.40.30 (1)(B), By-law 569-2013**
The permitted maximum building depth is 14.0 m.
The new townhouse will have a depth of 18.48 m.

6. **Chapter 10.5.40.70 (B) & 10.10.40.70 (1), By-law 569-2013**
The required minimum front yard setback is 1.96 m.
The new townhouse will be located 1.58 m from the east front lot line.
1. **Section 6(3) Part II 2.(ii), By-law 438-86**
The minimum required front yard setback is 1.96 m.
The new row house will be located 1.58 m from the east front lot line.
2. **Section 6(3) Part I 1., By-law 438-86**
The maximum permitted gross floor area is 1.0 times the area of the lot (227.05 m²).
The new row house will have a gross floor area equal to 1.244 times the area of the lot (282.45 m²).
3. **Section 6(3) Part II 3.(I), By-law 438-86**
The minimum required side yard setback from the side wall of an adjacent building that does not contain any openings is 0.90 m.
The new row house will be located 0.10 m from the side wall of the adjacent building at 184 Euclid Ave and 188 Euclid Avenue.
4. **Section 6(3) Part II 3.C(i), By-law 438-86**
The minimum required side yard setback is 0.45 m where the side wall contains no openings.
The new row house will be located 0 m from the north and south side lot line.
5. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14 m.
The new row house will have a depth of 18.48 m.

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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DISSENTED

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Alex Bednar (signed)

Michael Clark

Donald Granatstein

Wendy Smith (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **WEDNESDAY, SEPTEMBER 30, 2015**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **WEDNESDAY, OCTOBER 14, 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.