

Thursday, December 3, 2015

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

File Number:	A417/15EYK	Zoning	RM & R2
Owner(s):	AGOSTINHO TEOTONIO PACO RUBEN TEOTONIO	Ward:	York South-Weston (12)
Agent:	T J CIECIURA	Heritage:	Not Applicable
Property Address:	1745 KEELE ST	Community:	
Legal Description:	PLAN 2245 LOT 123		

Notice was given and a Public Hearing was held on Thursday, December 3, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a third storey addition, and a three-storey rear addition with a garage. The altered building will contain three dwelling units.

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

- Section 10.80.20.40.(1)(E)(ii), By-law 569-2013**
The proposed triplex is not a permitted use in a RM zone.
- Section 8.2.2, By-law 1-83**
The proposed multiple dwelling house is not a permitted use in a R2 zone.
- Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.8 times the lot area (148.74 m²).
The altered dwelling will have a floor space index of 1.92 times the lot area (356.31 m²).
- Section 10.80.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 2.61 m.
The altered dwelling will be located 0.52 m from the front lot line.
- Section 10.80.40.70.(3)(D), By-law 569-2013**
The minimum required side yard setback is 2.4 m.
The altered dwelling will be located 0.16 m from the north side lot line and 0.15 m from the south side lot line.
- Section 10.80.40.70.(2)(B), By-law 569-2013**
The minimum required rear yard setback is 7.62 m.
The altered dwelling will be located 0.5 m from the rear lot line.
- Section 200.5.1.10(2)(A)(i), By-law 569-2013 & Section 3.2.1(a)(i), By-law 1-83**
The minimum required width for a parking space is 2.9 m.
The proposed parking space within the garage will have a width of 2.64 m.

- 8. Section 10.5.50.10.(3)(A), By-law 569-2013**
A total of 50% of the rear yard shall be maintained as soft landscaping.
A total of 18% of the rear yard will be maintained as soft landscaping.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

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Nathan Muscat (signed)

Dominic Gulli (signed)

Edwin (Ted) Shepherd
(signed)

Megan McIver (signed)

DATE DECISION MAILED ON: Friday, December 11, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, December 23, 2015

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke 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.