

Thursday, June 11, 2015

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

File Number:	A0048/15NY	Zoning:	R1 Z0.35/RD [ZZC]
Owner(s):	ANDREA STARKMAN	Ward:	Eglinton-Lawrence (16)
Agent:	DREW LASZLO ARCHITECT		
Property Address:	<b>271 GLENGROVE AVE W</b>	Community:	North York
Legal Description:	PLAN M87 PT LOT 95 PT LOT 96		

Notice was given and a Public Hearing was held on Thursday, June 11, 2015, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey dwelling with an integral garage. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.40.10.(4), By-law No. 569-2013**  
The maximum permitted building height with a flat or shallow roof is 7.20m.  
The proposed building height is 9.68m.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 20.77m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.00m.  
The proposed building depth is 20.77m.
- 4. Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.35 times the lot area.  
The proposed floor space index is 0.5946 times the lot area.
- 5. Chapter 10.20.40.50.(1), By-law No. 569-2013**  
The maximum permitted balcony area at or above the second storey is 4.00m<sup>2</sup>.  
The proposed rear balcony area at or above the second storey is 18.81m<sup>2</sup>.
- 6. Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.50m.  
The proposed east side yard setback is 0.98m.
- 7. Chapter 10.20.40.70.(3), By-law No. 569-2013**

The minimum required side yard setback is 1.50m.  
The proposed west side yard setback is 0.92m.

**8. Chapter 10.20.40.10.(4), By-law No. 569-2013**

The maximum number of storeys permitted is two (2).  
The proposed number of storeys is three (3).

**9. Chapter 6(3) Part I 1, By-law No. 438-86**

The maximum permitted gross floor area is 0.35 times the lot area.  
The proposed gross floor area is 0.5946 times the lot area.

**10. Chapter 6(3) Part II 3.B(II), By-law No. 438-86**

The minimum required side yard setback is 7.50m for the portion of a dwelling exceeding 17.00m in depth.  
The proposed east side yard setback is 0.98m.

**11. Chapter 6(3) Part II 3.B(II), By-law No. 438-86**

The minimum required side yard setback is 7.50m for the portion of a dwelling exceeding 17.00m in depth.  
The proposed west side yard setback is 0.92m.

**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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Morley Rosenberg (signed)

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Nicholas Sion (signed)

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Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, June 18, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, July 2, 2015

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North 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).