

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

File Number:	A0784/15TEY	Zoning	R(d1.0)(x695) & R3 0.6 (PPR)
Owner(s):	CHRISTINA AYLLON	Ward:	Toronto-Danforth (30)
Agent:	LISA RAPOPORT	Heritage:	Not Applicable
Property Address:	249 BOOTH AVE	Community:	Toronto
Legal Description:	PLAN M59 LOT 14		

Notice was given and a Public Hearing was held on **Wednesday, October 21, 2015**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse/rowhouse by constructing a rear two-storey addition and a partial third storey addition.

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

- 1. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted depth of a townhouse is 14.0 m.
The altered townhouse will have a depth of 16.15 m.
- 2. Chapter 10.10.40.70.(4)(C), By-law 569-2013**
The minimum required side lot line setback for a townhouse is 0.45 m.
The altered townhouse will be located 0.0 m from the north side lot line and 0.0 m from the south side lot line.
- 1. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a rowhouse is 14.0 m.
The altered rowhouse will have a depth of 16.15 m.
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a rowhouse is 0.6 times the area of the lot (90.22 m²).
The altered rowhouse will have a gross floor area equal to 0.88 times the area of the lot (132.59 m²).
- 3. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a rowhouse is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The altered rowhouse will be located 0.0 m from the north side lot line and 0.0 m from the south side lot line.

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

Alex Bednar

Michael Clark (signed)

Donald Granatstein (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **Tuesday, October 27, 2015**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, November 10, 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.