

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

File Number:	A0752/15TEY	Zoning	R (d0.6) H 10.0 & R2 Z0.6 H 10.0 (WAIVER)
Owner:	ZHEN HE	Ward:	Davenport (18)
Agent:	ANGXUAN SUN	Heritage:	Not Applicable
Property Address:	30 RUSHOLME RD	Community:	Toronto
Legal Description:	PLAN D1404 LOT 3		

Notice was given and a Public Hearing was held on **Wednesday, December 2, 2015**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with integral garage.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted gross floor area is 0.6 times the area of the lot (167.15 m²).
The new three-storey detached dwelling will have a gross floor area equal to 1.34 times the area of the lot (375.30 m²).
- 2. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The new three-storey detached dwelling will be located 7.14 m from the west rear lot line.
- 3. Chapter 10.10.40.70.(3).(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The side yard setback will be 0.7 m on the north side.
- 1. Section 6(3), By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (167.15 m²).
The new three-storey detached dwelling will have a gross floor area equal to 1.34 times the area of the lot (375.30 m²).
- 2. Section 6(3) Part II 3.B (II)B, By-law 438-86**
The minimum required side lot line setback is 0.9 m from the portion of the building not exceeding 17.0 m in depth, where the side wall contains openings.
In this case, the new three-storey detached dwelling will be located 0.7 m from the north side lot line for the portion of the building not exceeding 17.0 m in depth where the side wall contains openings.

3. Section 6(3) Part 2 (4)(B), By-law 438-86

The minimum required rear yard setback is 7.5 m.

The rear yard setback will be 7.14 m to the west rear 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.