



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

File Number:	A0913/15TEY	Zoning	R (d0.6) (x931) & R2 Z0.6 (ZCC)
Owner(s):	JAMES D TAYLOR	Ward:	St. Paul's (22)
Agent:	EUGENE SLUZKIY	Heritage:	Not Applicable
Property Address:	111 BELSIZE DR	Community:	Toronto
Legal Description:	PLAN 1789 PT LOT 299		

Notice was given and a Public Hearing was held on **Wednesday, November 18, 2015**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 9.0 m.
The new two-storey detached dwelling will have a height of 9.48 m.
- Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.0 m.
The front exterior main wall will have a height of 7.5 m.
- Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.0 m.
The rear exterior main wall will have a height of 7.5 m.
- Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 8.42 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (212.15 m²).
The new detached dwelling will have a floor space index equal to 0.73 times the area of the lot (256.71 m²).

1. **Section 4(2), By-law 438-86**
The maximum permitted building height is 9.0 m.
The new detached dwelling will have a height of 9.83 m.
2. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (212.15 m²).
The new detached dwelling will have a gross floor area equal to 0.73 times the area of the lot (256.71 m²).
3. **Section 6(3) Part II 3 (ii), By-law 438-86**
The minimum required building setback from the side wall of an adjacent building that contains no openings is 1.20 m.
The new detached dwelling will be located 0.77 m from the adjacent building to the west and 0.79 m from the adjacent building to the east.

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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Alex Bednar (signed)

Michael Clark (signed)

Donald Granatstein (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: TUESDAY, NOVEMBER 24, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: TUESDAY, DECEMBER 8, 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.