

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

File Number:	A0128/16TEY	Zoning	RD & R1 Z0.35 (ZZC)
Owner(s):	GEETA YADAV ANDREW TAYLOR GRAHAM	Ward:	Toronto-Danforth (29)
Agent:	JASSIE KHURANA	Heritage:	Not Applicable
Property Address:	41 JACKMAN AVE	Community:	Toronto
Legal Description:	PLAN 1463 LOT 145 PT LOT 144		

Notice was given and a Public Hearing was held on **Wednesday, May 4, 2016**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling.

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

1. Chapter 10.20.40.10.(1), By-law 569-2013

The maximum permitted height of a building or structure is 10.0 m.

The new three-storey detached dwelling will have a building height of 11.028 m.

2. Chapter 10.20.40.40.(1), By-law 569-2013

The maximum permitted floor space index is 0.35 times the area of the lot (125.22 m²).

The new three-storey detached dwelling will have a floor space index equal to **0.865** times the area of the lot (**309.58 m²**).

1. Section 6(3) Part I 1, By-law 438-86

The maximum permitted residential gross floor area is 0.35 times the area of the lot (125.22 m²).

The new three-storey detached dwelling will have a residential gross floor area equal to **0.914** times the area of the lot (**327.20 m²**).

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

File Number:	A0128/16TEY	Zoning	RD & R1 Z0.35 (ZZC)
Owner(s):	GEETA YADAV ANDREW TAYLOR GRAHAM	Ward:	Toronto-Danforth (29)
Agent:	JASSIE KHURANA	Heritage:	Not Applicable
Property Address:	41 JACKMAN AVE	Community:	Toronto
Legal Description:	PLAN 1463 LOT 145 PT LOT 144		

Robert Brown (signed)

Edmund Carlson (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **Tuesday, May 10, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, May 24, 2016**

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.
