



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

File Number:	A0110/16TEY	Zoning	RD(9.0; a280; d0.45) & R1A (ZCC)
Owner:	ANDREW CORKILL	Ward:	Beaches-East York (31)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	820 COSBURN AVE	Community:	East York
Legal Description:	PLAN 2439 PT LOTS 42 & 43		

Notice was given and a Public Hearing was held on Wednesday, April 20, 2016, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing second and third storey additions, front and rear two-storey additions, a front platform with canopy above, a rear ground floor deck, and a rear third floor platform.

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

- Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.68 m.
The altered dwelling will be located 4.18 m from the south front lot line.
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard must be maintained as soft landscaping (89.66 m²).
In this case, 34.04% of the rear yard will be maintained as soft landscaping (61.04 m²).
- Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (133.55 m²).
The new lot coverage will be equal to 37.75% of the lot area (144.03 m²).
- Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted building height for a flat roofed dwelling is 7.2 m.
The altered dwelling will have a height of 9.0 m.
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (171.71 m²).
The altered dwelling will have a floor space index equal to 0.63 times the area of the lot (238.64 m²).

6. **Chapter 10.20.40.10.(4)(C), By-law 569-2013**
The maximum of two storeys is permitted for a flat-roofed dwelling.
The altered dwelling will be three storeys.

1. **Section 7.2.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered dwelling will have a height of 9.0 m.

2. **Section 7.2.3, By-law 6752**
The maximum permitted floor space index is 0.45 times the area of the lot (171.71 m²).
The altered dwelling will have a floor space index equal to 0.63 times the area of the lot (238.64 m²).

3. **Section 7.2.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The altered dwelling will be located 4.18 m from the south front lot line.

4. **Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (133.55 m²).
The new lot coverage will be equal to 39.28% of the lot area (149.89 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

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Alex Bednar (signed)

Michael Clark (signed)

Donald Granatstein (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: Tuesday, April 26, 2016

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

