

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

File Number:	A0091/16TEY	Zoning	R (d1.0)(x848) & R3 Z1.0 (ZZC)
Owner:	MAGDA FIS	Ward:	Trinity-Spadina (20)
Agent:	MIKIO NAKASHIMA	Heritage:	Not Applicable
Property Address:	148 BORDEN ST	Community:	Toronto
Legal Description:	PLAN 112 PT LOT 70 RP 66R18825 PART 1		

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 four-storey triplex by adding a fourth dwelling unit in the basement and to maintain the second floor of the detached garage in the rear yard for storage.

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

- Chapter 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 5.57 m.
The residential building will be located 3.45 m from the front lot line.
- Chapter 200.5.1.10.(2)(A)(i), (ii) and (iv), By-law 569-2013**
The minimum required size for an unobstructed parking space is 2.6 m in width and 5.6 m in length.
The minimum required size for a parking space that is obstructed on one side is 2.9 m in width and 5.6 m in length.
In this case, the unobstructed parking space will have a width of 2.44 m and a length of 5.24 m. The two parking spaces obstructed on one side will have dimensions of 2.44 m in width and 5.24 m in length, and 2.44 m in width and 6.2 m in length.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 1.0 times the area of the lot (337.7 m²).
The residential gross floor area of the principal building will be 1.26 times the area of the lot (427.11 m²).
- Section 6(3) Part II 2 (II), By-law 438-86**
The minimum required front yard setback of a building on an inside lot is 5.57 m.
The residential building will be located 3.45 m from the front lot line.

3. Section 4.17(a), By-law 438-86

The minimum required size for an unobstructed parking space is 2.6 m in width and 5.6 m in length. The minimum required size for a parking space that is obstructed on one side is 2.9 m in width and 5.6 m in length.

In this case, the unobstructed parking space will have a width of 2.44 m and a length of 5.24 m. The two parking spaces obstructed on one side will have dimensions of 2.44 m in width and 5.24 m in length, and 2.44 m in width and 6.2 m in length.

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.