

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

File Number:	A1303/15TEY	Zoning	R(d0.6)(x735) & R2 Z0.6 (BLD)
Owner:	MICHAEL KAUFMAN	Ward:	Trinity-Spadina (19)
Agent:	MICHAEL KAUFMAN	Heritage:	Not Applicable
Property Address:	<b>100 DELAWARE AVE</b>	Community:	Toronto
Legal Description:	PLAN 329 BLK N PT LOTS 35 & 35		

Notice was given and a Public Hearing was held on **Wednesday, April 6, 2016**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new rear detached garage.

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

**1. Chapter 10.5.60.50.(2), By-law 569-2013**

The maximum permitted total floor area of all ancillary buildings or structure on the lot is 40.0 m<sup>2</sup>.  
The rear detached garage will have a floor area of 54.13 m<sup>2</sup>.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees.
- (2) The rear detached garage shall be built substantially in accordance with the revised plans filed at the Public Hearing on April 6, 2016. Any other variances that may appear on these plans that are not listed in the written decision are NOT authorized.

**SITE STATISTICS**

Part of Lots 35 & 36, Block N, Registered Plan 329, City of Toronto  
 Lot Area = 341.5 sm (3676 sf)  
 Existing Coverage = 105 sm (1130 sf)  
 Existing Open Space = 236.5 sm (2546 sf) (69.25% of Lot Area)  
 Required Open Space (30% of Lot Area) = 102.45 sm (1103 sf)  
 Allowable Maximum Floor Area of Garage = 40 sm (430.57 sf)  
 Proposed Floor Area of Garage = 48.4 sm (520 sf)  
 Proposed Total Coverage = 159.14 sm (1713 sf) (Garage coverage 54.16 sm (583 sf))  
 Proposed Landscape Open Space = 182.36 sm (1963 sf) (53.4% of Lot Area)



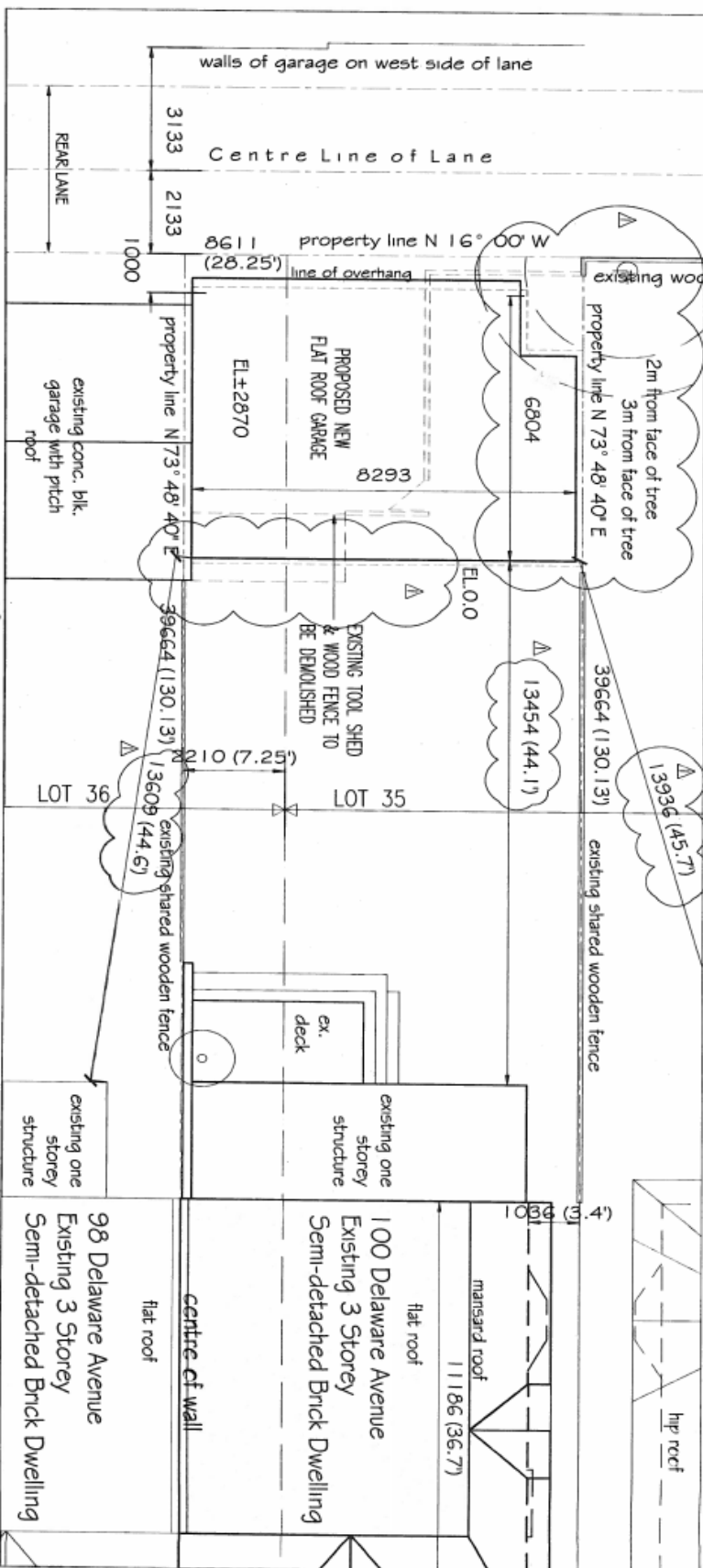
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**PROPOSED NEW GARAGE**

Parking Length = 6.0 m (20 ft)  
 Parking Width accessible by lane less than 6.0 m wide = 3.3 m (10'-10")  
 Parking Height = 2.44 m (8')  
 Height of Building = 2.87 m (9'-5")  
 Distance from Main House = 13.45 m (44.1')  
 Distance from Neighbour's House (north) = 13.9 m (45.7')  
 Distance from Neighbour's House (south) = 13.6 m (44.6')  
 Distance from Centre of Public Lane = 3.12 m (10'-3")  
 Side yard (north) = 0.1143 m (4.5")  
 Side yard (south) = 0.165 m (6.5") length of encroachment by neighbour's garage  
 rear yard = 1.0 m (3'-3.375")

**MUNICIPAL REQUIREMENTS**

Minimum Required Parking Length = 5.6 m (18'-4.5")  
 Minimum Required Parking Height = 2.0 m (6'-7")  
 Maximum Allowable Height = 4.0 m (13'-1.5")  
 Minimum Required Distance = 1.8 m (6')  
 Minimum Required Distance = 4.5 m (14'-9")  
 Minimum distance from Centre of Public Lane = 2.5 m (8'-2.4")  
 Minimum Required Setback side yard = 0 m (0')  
 Minimum Required Setback rear yard = 1.0 m (3'-3.375")



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 • zoning review  
 • C of A application  
 • C of A hearing

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 dec 30, 2015  
 apr 06, 2016



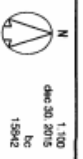
The contractor shall check and verify all dimensions and report all errors and omissions to the architect and the design professional whose seal is affixed to this drawing. Do not scale drawings.  
 This drawing shall not be used for construction purposes until issued for construction by the design professional whose seal is affixed to this drawing and whose signature is shown.

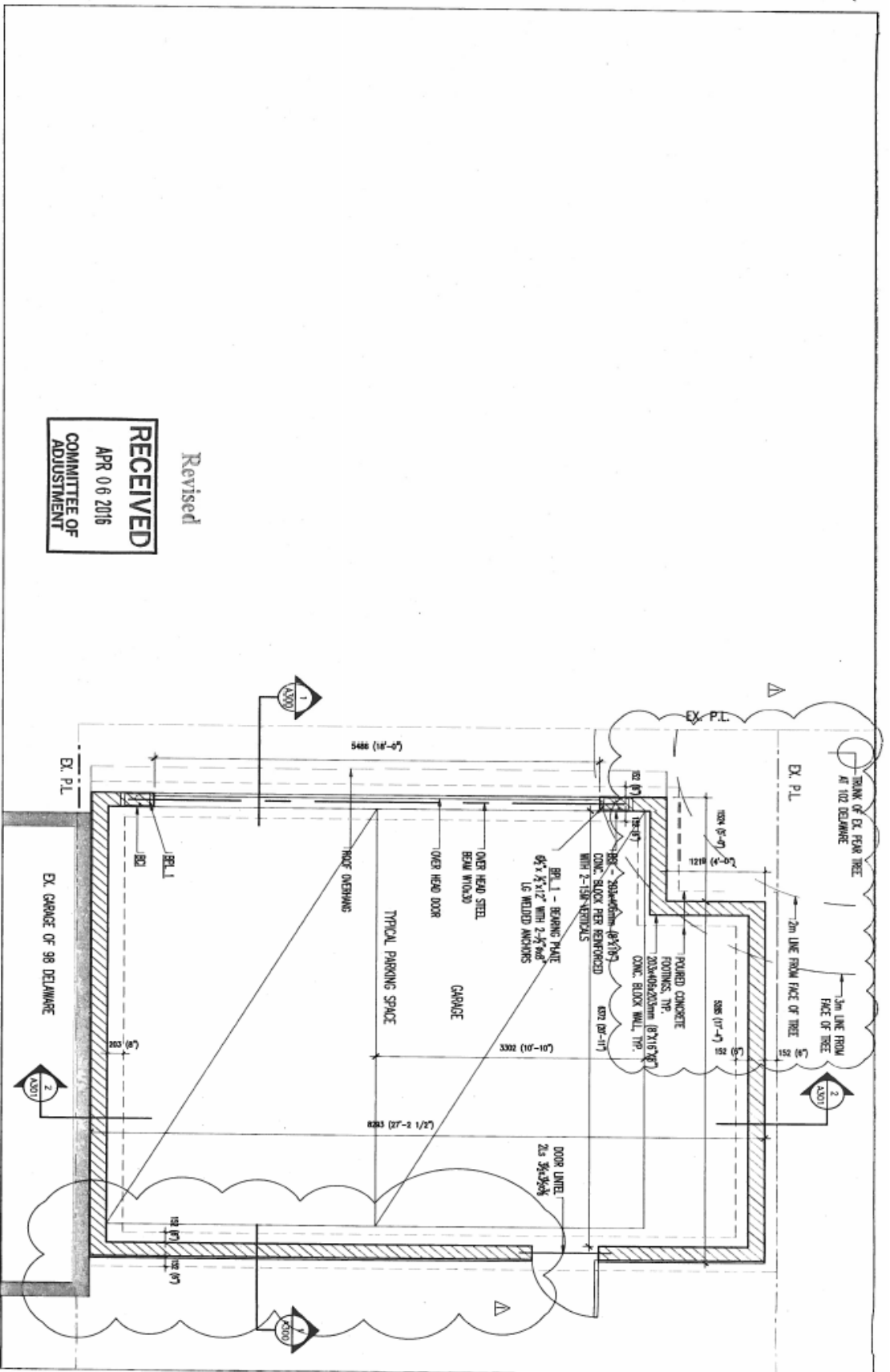
Proposed New Garage  
 Chee Kaufman  
 Residence  
 100 Delaware Ave | Level 1 | ON

Site Statistics and  
 Site Plan  
 architectureACT  
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A100





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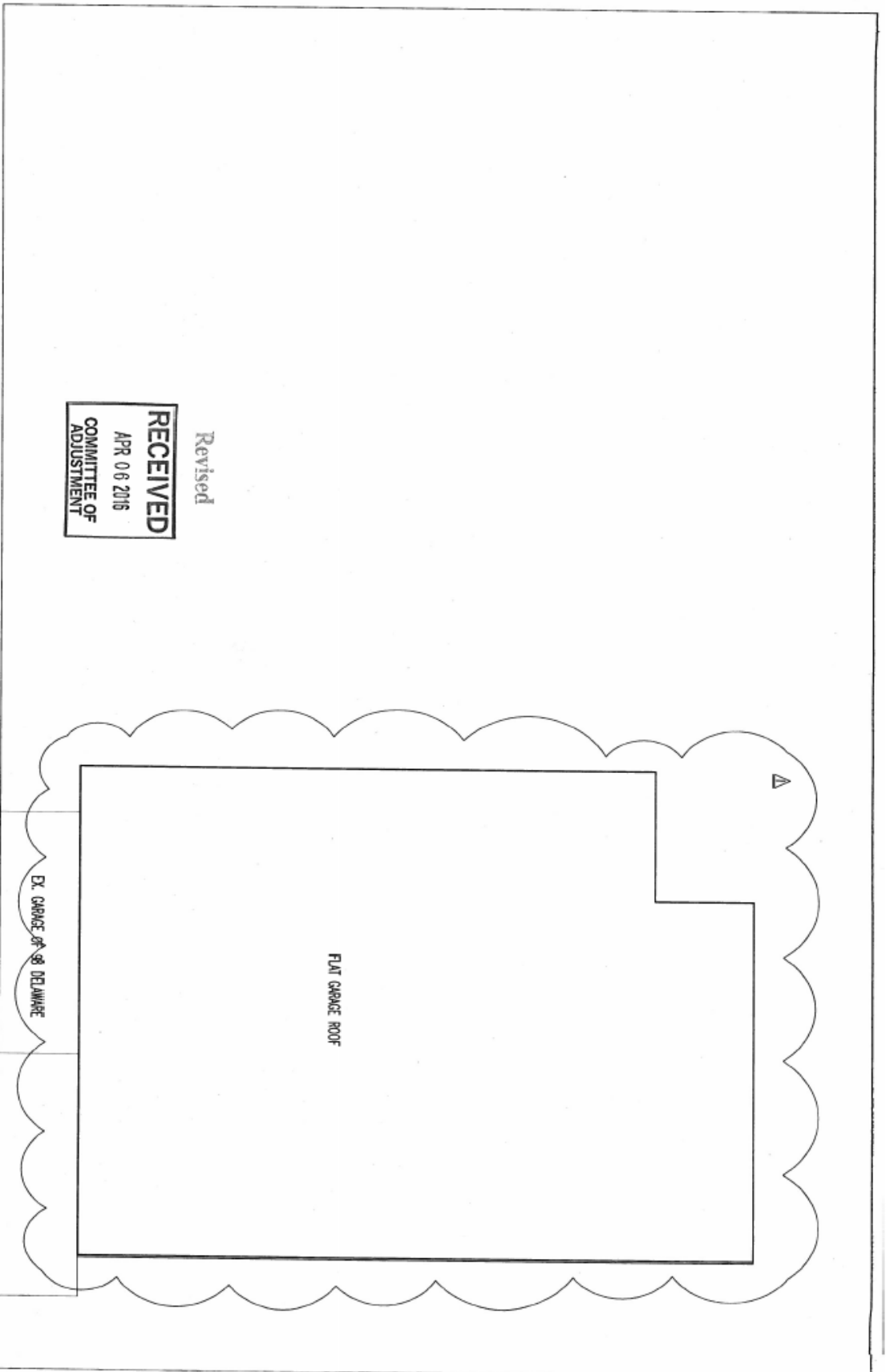
Proposed New Garage  
Residence  
Chee Kaufman

Plan and  
Foundation Plan  
architectur**ACT**

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Proposed New Garage  
 Chee Kaufman  
 Residence

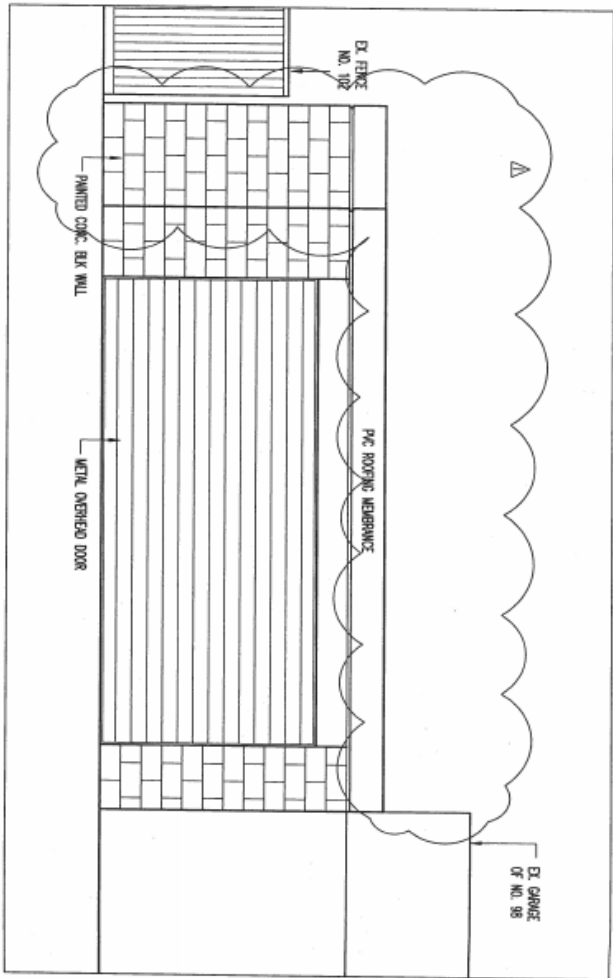
Roof Plan

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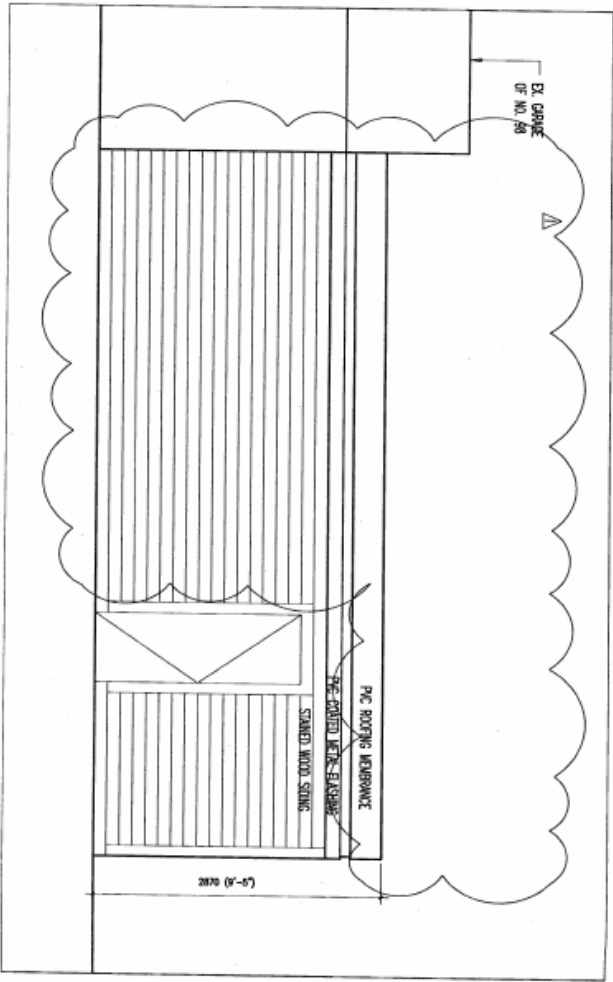


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Proposed New Garage  
 Residence  
 Chee Kaufman  
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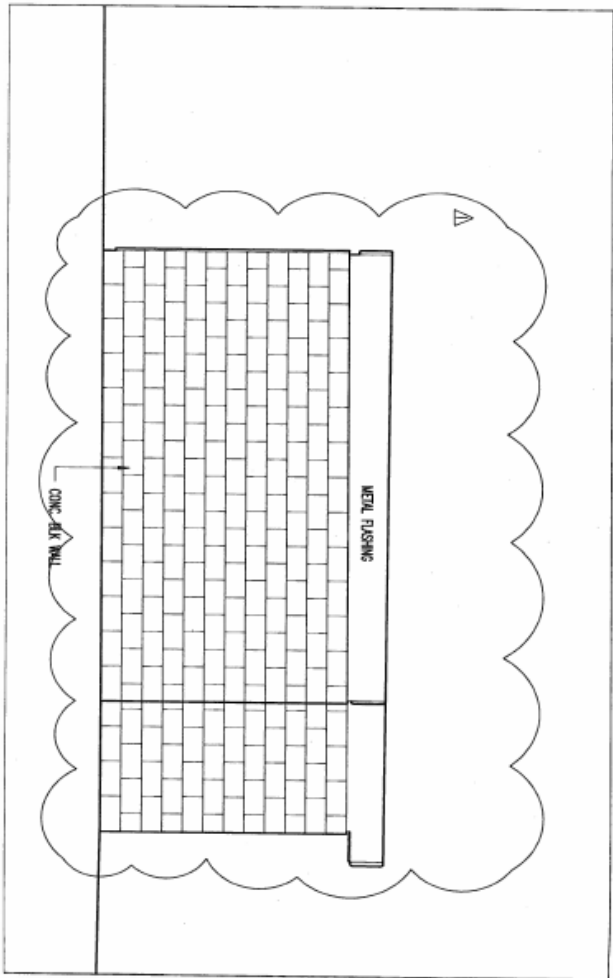
Proposed New Garage East Elevation

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 Residence  
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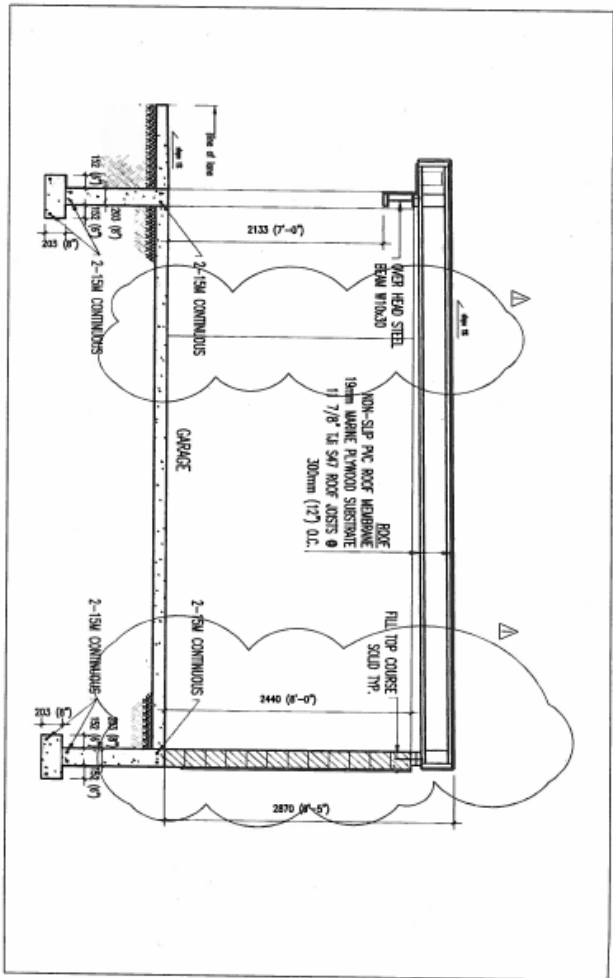
Proposed New Garage  
 North Elevation

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 Residence  
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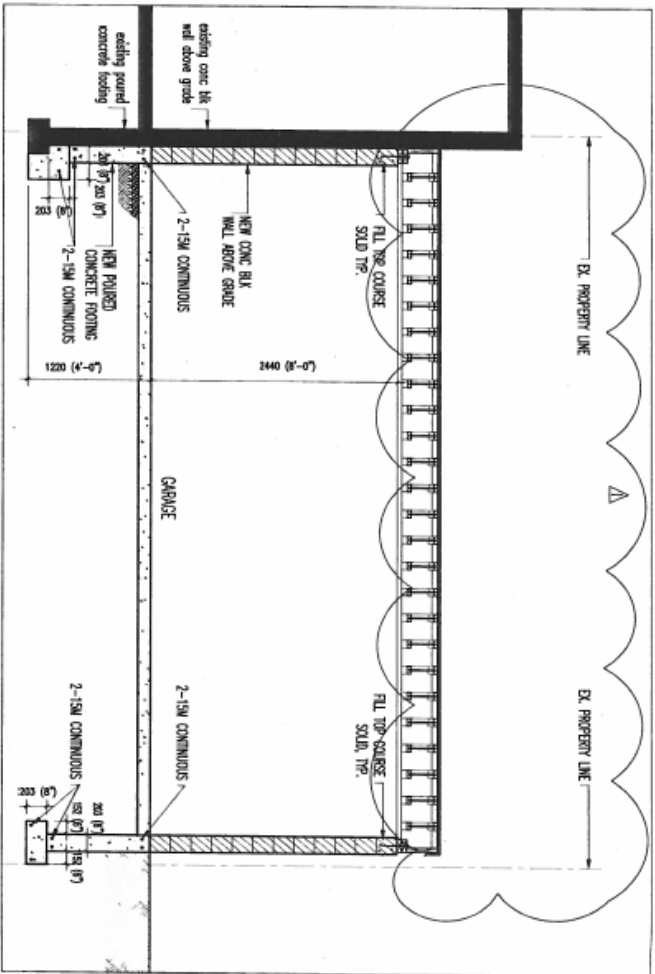
Proposed New Garage  
 Residence  
 Chee Kaufman  
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Proposed New Garage  
Chee Kaufman  
Residence

Section 2-2

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## SIGNATURE PAGE

File Number:	A1303/15TEY	Zoning	R(d0.6)(x735) & R2 Z0.6 (BLD)
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Agent:	MICHAEL KAUFMAN	Heritage:	Not Applicable
Property Address:	<b>100 DELAWARE AVE</b>	Community:	Toronto
Legal Description:	PLAN 329 BLK N PT LOTS 35 & 35		

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Alex Bednar (signed)

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Michael Clark (signed)

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Donald Granatstein (signed)

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Lisa Valentini (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 12, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **TUESDAY, APRIL 26, 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](http://www.omb.gov.on.ca).