



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

File Number:	A1115/15TEY	Zoning	R (f4.5; d1.0) (x847) & R3 Z1.0 (WAIVER)
Owner(s):	JIAN MENG	Ward:	Trinity-Spadina (20)
Agent:	HONGXING XIN	Heritage:	Not Applicable
Property Address:	99 OXFORD ST	Community:	Toronto
Legal Description:	PLAN D55 PT LOT 100		

Notice was given and a Public Hearing was held on **Wednesday, May 18, 2016**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls in the front yard and with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback provided it is not closer to a side lot line than 0.45 m.
In this case, the front yard platform will be located 0.0 m from the west side lot line.
- Chapter 10.5.40.60.(2)(A), By-law 569-2013**
A roof above a platform meeting the requirement of regulation 10.5.40.60.(1) may encroach into a required minimum building setback to the same extent as the platform it is covering.
In this case, the roof will be covering a platform which does not comply with requirements of regulation 10.5.40.60.(1).
- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The new three-storey detached dwelling will have a building depth of 20.73 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (303.56 m²).
The new three-storey detached dwelling will have a floor space index equal to 1.074 times the area of the lot (326.09 m²).
- Chapter 10.10.70.40.(4)(A), By-law 596-2013**
The minimum required side yard setback is 0.45 m.
The new three-storey detached dwelling will be located 0.0 m from the west side lot line.

- 1. 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 (303.56 m²).
The new three-storey detached dwelling will have a gross floor area equal to 1.074 times the area of the lot (326.09 m²).
- 2. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent building without openings is 0.90 m.
The new three-storey detached dwelling will be located 0.0 m to the adjacent building to the west.
- 3. Section 6(3) Part II 3 B(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m for a building depth not exceeding 17.0 m where the side wall contains no openings.
The side lot line setback will be 0.0 m from the west side lot line.
- 4. Section 6(3) Part II 3(B)(II), By-law 438-86**
The minimum required side lot line setback is 7.50 m for the portion of the building exceeding 17.0 m in depth where the side wall contains no openings.
In this case, the side lot setback will be 0.0 m from the west side lot line and 0.90 m from the east side lot line for the portion of the building exceeding 17.0 m in depth.

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)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **Tuesday, May 24, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, June 7, 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.