



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

File Number:	A1116/15TEY	Zoning	R(f4.5;d1.0)(x847) & R3 Z1.0 (Waiver)
Owner(s):	YUN FANG HE QIANG HE	Ward:	Trinity-Spadina (20)
Agent:	HONGXING XIN	Heritage:	Not Applicable
Property Address:	119 OXFORD ST	Community:	Toronto
Legal Description:	PLAN D55 PT LOT 103		

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 rear decks on the first, second and third floors.

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

- 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 23.32 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 (309.3 m²).
The new three-storey detached dwelling will have a floor space index equal to 1.185 times the area of the lot (366.46 m²).
- Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided on the lot.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (309.30 m²).
The new three-storey detached dwelling will have a residential gross floor area equal to 1.185 times the area of the lot (366.46 m²).
- Section 6(3) Part II 3(I), By-law 438-86**
The minimum required side lot line setback from the side wall of an adjacent building is 0.9 m, where the side wall contains no openings.
The new three-storey detached dwelling will be located 0.45 m from the side wall of the west adjacent building at 121 Oxford Street, where the side wall contains no openings.

3. Section 6(3) Part II 3B(II), By-law 438-86

The minimum required side lot line setback is 7.5 m for the portion of the building exceeding a depth of 17.0 m.

The 5.21 m portion of the dwelling exceeding a depth of 17.0 m will be located 0.45 m from the west side lot line and 0.9 m from the east side lot line.

4. Section 4(4)(b), By-law 438-86

A minimum of one parking space is required to be provided.

In this case, zero parking spaces will be provided on the lot.

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.