

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

File Number:	A0106/16TEY	Zoning:	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	SOH LAN GOH MUN HWA GOH	Ward:	Trinity-Spadina (19)
Agent:	AFSHIN EBTEKAR	Heritage:	Not Applicable
Property Address:	435 CONCORD AVE	Community:	Toronto
Legal Description:	PLAN M60 PT LOT 41		

Notice was given and a Public Hearing was held on **Tuesday, September 13, 2016**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a rear two-storey addition and a basement walkout.

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

1. Chapter 10.10.40.30.(1)(A), By-law 569-2013

The maximum permitted depth of a semi-detached dwelling is 17 m.
The altered semi-detached dwelling will have a depth of 17.51 m.

2. Chapter 10.10.40.40.(2)(A), By-law 569-2013

Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (127.69 m²).

The altered semi-detached dwelling will have a floor space index equal to 1.04 times the area of the lot (191.90 m²).

1. Section 6(3) Part VI 1(I), By-law 438-86

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (127.69 m²).

The altered semi-detached dwelling will have a gross floor area equal to 1.04 times the area of the lot (191.90 m²).

2. Section 6(3) Part VI 1(V), By-law 438-86

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.

The altered semi-detached dwelling will have a depth of 17.51 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 refuse 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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Michael Clark (signed)

Carl Knipfel (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **MONDAY, SEPTEMBER 19, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **MONDAY, OCTOBER 3, 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 \$300.00, 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.