

## NOTICE OF DECISION

### MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A0685/16TEY	Zoning:	RS (f10.0; a325; d0.75) (x312) & R2A (ZZC)
Owner(s):	ANTONINA MARIA MARCELLO	Ward:	Toronto-Danforth (29)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	<b>45 ROOSEVELT RD</b>	Community:	East York
Legal Description:	PLAN 2013 PT LOT 54		

Notice was given and a Public Hearing was held on **Tuesday, October 25, 2016**, as required by the Planning Act.

#### PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear two-storey addition and rear deck, rear basement walkout and to enclose the existing front porch.

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

- Chapter 10.5.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 3.82 m.  
The altered dwelling will be located 2.91 m to the west front lot line.
  - Chapter 10.5.50.10.(3)(A), By-law 569-2013**  
The minimum required rear yard soft landscaping area is 50% (25.80 m<sup>2</sup>).  
The rear yard soft landscaping area will be equal to 48.47% (25.0 m<sup>2</sup>).
  - Chapter 10.40.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (61.02 m<sup>2</sup>).  
The lot coverage will be equal to 55.07% of the lot area (96.02 m<sup>2</sup>).
  - Chapter 10.40.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.75 times the area of the lot (130.76 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.91 times the area of the lot (159.23 m<sup>2</sup>).
- Section 5.6 b)(iii), By-law 6752**  
Steps or stairs required for access to the first storey of a permitted Building may encroach into any yard, provided such steps or stairs shall be set back a minimum of 1.5 m from any Lot Line adjacent to a street. In this case, the front stairs will be located 1.23 m from the front lot line.

**2. Section 7.5.3, By-law 6752**

The maximum permitted floor space index is 0.75 times the area of the lot (130.76 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.91 times the area of the lot (159.23 m<sup>2</sup>).

**3. Section 7.5.3, By-law 6752**

The minimum required front yard setback is 6.0 m.  
The altered dwelling will be located 2.91 m to the west front lot line.

**4. Section 7.5.3, By-law 6752**

The maximum permitted lot coverage is 35% of the lot area (61.02 m<sup>2</sup>).  
The lot coverage will be equal to 55.07% of the lot area (96.02 m<sup>2</sup>).

**5. Section 7.1.4.(1).(a), By-law 6752**

The minimum required driveway width is 2.6 m.  
In this case, the driveway will have a width of 2.59 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 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):

The coverage of the altered dwelling, excluding the detached garage, shall not exceed 47% of the lot area.

## SIGNATURE PAGE

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Edmund Carlson  
(signed)

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Nancy Oomen  
(signed)

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Worrick Russell  
(signed)

DATE DECISION MAILED ON: **MONDAY, OCTOBER 31, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **NOVEMBER 14, 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](http://www.omb.gov.on.ca).