



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
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NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0886/16TEY	Zoning	RS (f10.5 a325;d0.75)(x312) & R2A (ZZC)
Owner(s):	VASILIKI PAPADATOS DIONYSSIOS PAPADATOS	Ward:	Toronto-Danforth (29)
Agent:	ANDREW TROTTER	Heritage:	Not Applicable
Property Address:	273 DONLANDS AVE	Community:	East York
Legal Description:	PLAN 1639 LOT 36		

Notice was given and a Public Hearing was held on **Wednesday, November 30, 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:

- Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure located in the rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.
The rear detached garage will be located 0 m from the north and south side lot lines.
- Chapter 10.5.60.20.(4), By-law 569-2013**
The minimum required setback of an ancillary building or structure from the original centreline of a lane is 2.5 m.
The rear detached garage will be located 1.83 m from the original centreline of the lane abutting the east rear lot line.
- Chapter 10.5.60.20.(5)(A), By-law 569-2013**
The minimum required rear yard setback for an ancillary building or structure containing a parking space where the rear lot line abuts a lane and vehicle access to the parking space in the ancillary building is from the lane is 1 m.
The rear detached garage will be located 0 m from the east rear lot line.
- Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted total floor area of all ancillary buildings or structure on the lot is 40.0 m².
The rear detached garage will have a floor area of 46.65 m².

5. Chapter 10.5.60.70.(1), By-law 569-2013

The area of the lot covered by all ancillary buildings and structures may not exceed 10% of the lot area (34.84 m²).

The rear detached garage will have a lot coverage of 13.4% (46.65 m²).

6. Chapter 10.40.30.40.(1)(A), By-law 569-2013

The maximum permitted lot coverage is 35% of the lot area (121.37 m²).

The lot coverage will be equal to 42% of the lot area (146.4 m²).

1. Section 7.5.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (121.37 m²).

The lot coverage will be equal to 42% of the lot area (146.4 m²).

2. Section 7.1, By-law 6752

No part of any permitted accessory building or structure shall exceed a height of 3.6 m.

The rear detached garage will have a height of 4 m.

3. Section 5.6(g), By-law 6752

The minimum required side and rear yard setbacks for accessory buildings and structures is 0.45 m, measured to the closest point.

The rear detached garage will be located 0 m from the north and south side lot lines and 0 m from the east rear lot line.

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

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

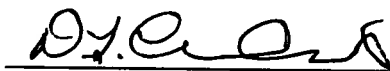
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

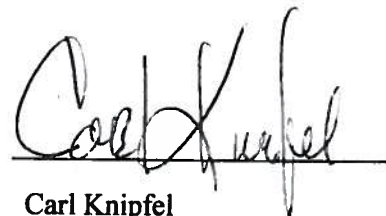
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Alex Bednar



Donald Granatstein



Carl Knipfel

DISSENTED

Lisa Valentini

DATE DECISION MAILED ON: **TUESDAY, DECEMBER 6, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **TUESDAY, DECEMBER 20, 2016**

CERTIFIED TRUE COPY



Sylvia Mullaste
Acting 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