



City Planning Division

Committee of Adjustment
Toronto and East York District

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Toronto, Ontario M5H 2N2
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**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A1155/16TEY	Zoning	RD (r9.0; a280; d0.45) & R1A (ZPR)
Owner(s):	KRISTINA TACHKOVA	Ward:	Toronto-Danforth (29)
Agent:	CRISTINA BELIGAN	Heritage:	Not Applicable
Property Address:	19 LANKIN BLVD	Community:	East York
Legal Description:	PLAN 3051 PT LOT 22		

Notice was given and a Public Hearing was held on **Tuesday, March 28, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new four-storey detached dwelling with an integral garage and a rear fourth floor balcony.

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

- Chapter 10.5.100.1.(1)(C).(iii), By-law 569-2013**
The maximum permitted driveway width is 3.2 m.
In this case, the driveway width will be 3.66 m.
- Chapter 10.5.40.60.(5)(A), By-law 569-2013**
An architectural feature may encroach into the side yard setback 0.6 m if it is no closer to a lot line than 0.3 m.
The rooftop guard rail elements will be located 0.09 m from the south side lot line.
- Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (100.80 m²).
The lot coverage will be equal to 44.8% of the lot area (129.01 m²).
- Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted building height is 7.2 m for a detached dwelling with a flat or shallow roof.
The new detached dwelling will have a height of 11 m.
- Chapter 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys for a detached dwelling with a flat or shallow roof is two.
In this case, the new detached dwelling will be four storeys.

6. **Chapter 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a detached dwelling above established grade is 1.2 m.
The first floor of the new detached dwelling will have a height of 1.22 m above established grade.
7. **Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (129.60 m²).
The new detached dwelling will have a floor space index equal to 1.02 times the area of the lot (294.16 m²).
8. **Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the fourth floor balcony will be 18.87 m².
9. **Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.4 m from the south side lot line.
1. **Section 7.1.4.(1).(c).(ii), By-law 6752**
The maximum permitted driveway width is 3.2 m.
In this case, the driveway width will be 3.66 m.
2. **Section 7.2.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 11 m.
3. **Section 7.2.3, By-law 6752**
The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (129.60 m²).
The new detached dwelling will have a floor space index equal to 1.06 times the area of the lot (298.34 m²).
4. **Section 7.2.3, By-law 6752**
The minimum required front yard setback is 6 m.
The new detached dwelling will be located 4.3 m from the west front lot line.
5. **Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (100.80 m²).
The lot coverage will be equal to 41.83% of the lot area (120.46 m²).
6. **Section 7.2.3, By-law 6752**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.4 m from the south side lot line measured to the south side wall, 0.09 m from the south side lot line measured to the fourth floor guard rail projections, and 0.59 from the north side lot line measured to the north side fourth floor guard rail projections.

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 NOT approve this variance application for the following reasons:

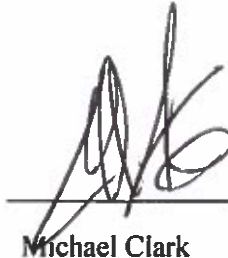
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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Alex Bednar



Michael Clark



Donald Granatstein

DECLARED INTEREST

Carl Knipfel



Lisa Valentini

DATE DECISION MAILED ON: **MONDAY, APRIL 3, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **TUESDAY, APRIL 18, 2017**

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 .