



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:	A0155/16TEY	Zoning	R(d0.6)(x905) & R2 Z0.6 (ZZC)
Owner(s):	SHOGHIG KULIDJIAN ARMEN KULIDJIAN	Ward:	St. Paul's (22)
Agent:	ARMEN KULIDJIAN	Heritage:	Not Applicable
Property Address:	27 ORIOLE GDNS	Community:	Toronto
Legal Description:	PLAN 544E PT LOT 10 PT LOT 17		

Notice was given and a Public Hearing was held on **Wednesday, March 8, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with a rear second floor balcony.

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

- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (288.30 m²).
The new detached dwelling will have a floor space index equal to 0.70 times the area of the lot (336.1 m²).
- Chapter 10.5.100.1.(1)(A), By-law 569-2013**
The maximum permitted driveway width is 3.2 m.
In this case, the driveway width will be 4.11 m.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (288.30 m²).
The new detached dwelling will have a gross floor area equal to 0.70 times the area of the lot (336.1 m²).

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:

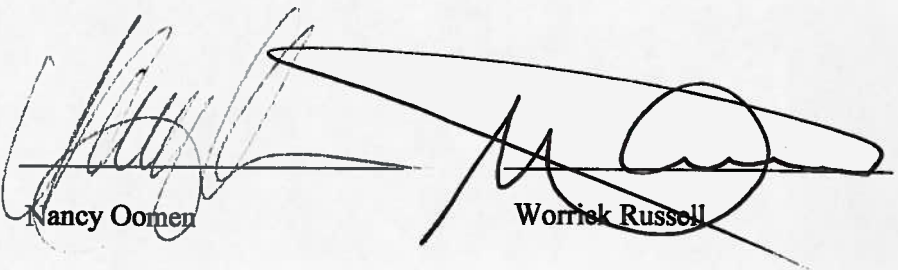
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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DISSENTED

Edmund Carlson



Nancy Oomen
Worriak Russell

DATE DECISION MAILED ON: TUESDAY, MARCH 14, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: TUESDAY MARCH 28, 2017

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