



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

File Number:	A1185/16TEY	Zoning	R(d1.0)(x804) & R4 Z1.0 (ZZC)
Owner(s):	EVAN SASKIN	Ward:	Trinity-Spadina (19)
Agent:	EVAN SASKIN	Heritage:	Not Applicable
Property Address:	14 ROLYAT ST	Community:	Toronto
Legal Description:	PLAN 346 PT LOTS 8 TO 9		

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 alter the existing one-storey townhouse by constructing second and third storey additions, a rear third storey addition, and a rear third floor deck.

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

- Chapter 10.10.40.10.(2)(A(i)&(ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the front and rear exterior main walls will be 9.88 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a townhouse is 1.0 times the area of the lot (234.0 m²).
The altered townhouse will have a floor space index equal to 1.17 times the area of the lot (274.0 m²).
- Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front stairs will be located 0.15 m from the front lot line.
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (55.0 m²) of the rear yard must be maintained as soft landscaping.
In this case, 41% (45.0 m²) of the rear yard will be maintained as soft landscaping.

5. Chapter 10.5.40.50.(3), By-law 569-2013

The level of the floor of a platform located at or above the second storey of a residential building is not permitted to be higher than the level of the floor of the storey from which it gains access.

The rear third storey deck is higher than the level of the floor of the storey from which it gains access.

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

The maximum permitted gross floor area of a townhouse is 1.0 times the area of the lot (234.0 m²).

The new townhouse will have a gross floor area equal to 1.17 times the area of the lot (274.0 m²).

2. Section 6(3) Part II 3.C(I), By-law 438-86

The minimum required side lot line setback is 0.45 m where the side wall contains no openings.

The altered townhouse will be located 0.0 m from the east and west side lot lines.

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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DISSENTED

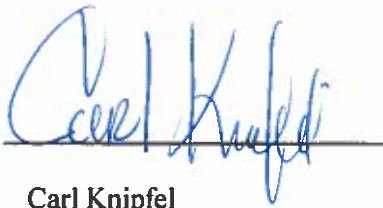
Alex Bednar

DISSENTED

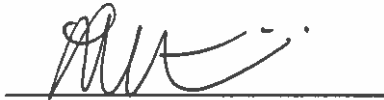
Michael Clark



Donald Granatstein



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