



City Planning Division
Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director

Committee of Adjustment
Toronto and East York District

100 Queen Street West
Toronto Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A0569/13TEY	Zoning	R2 Z0.6 (PPR)
Owner:	KAREN UNGER	Ward:	St. Paul's (21)
Agent:	RICHARD WENGLE		
Property Address:	46 WEMBLEY RD	Community:	Toronto
Legal Description:	PLAN 1850 LOT 71		

Notice was given and a Public Hearing was held on **Wednesday, August 28, 2013**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling including a below grade garage at the front.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- Section 6 (3) Part I 1, Zoning By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (348.12 m²).
The residential gross floor area of the new dwelling will be equal to **0.79** times the area of the lot (**458.36 m²**).
- Section 6 (3) Part II 8 D (1), Zoning By-law 438-86**
An uncovered platform may project into the required setbacks provided that the height of the platform does not exceed 1.2 m above grade.
The uncovered platform will project into the required setbacks and will be 2.69 m above grade.
- Section 6 (3) Part IV 3 (II), By-law 438-86**
An integral garage which is below grade; and, where the vehicle access to the garage is located in a wall facing the front lot line is not permitted.
The integral garage will be located below grade.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

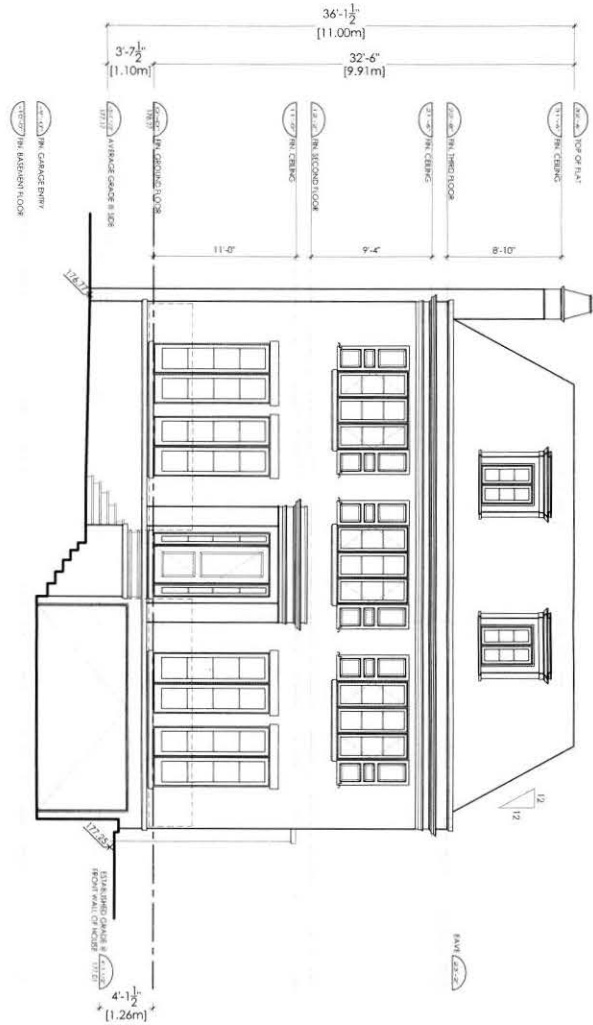
It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- 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):

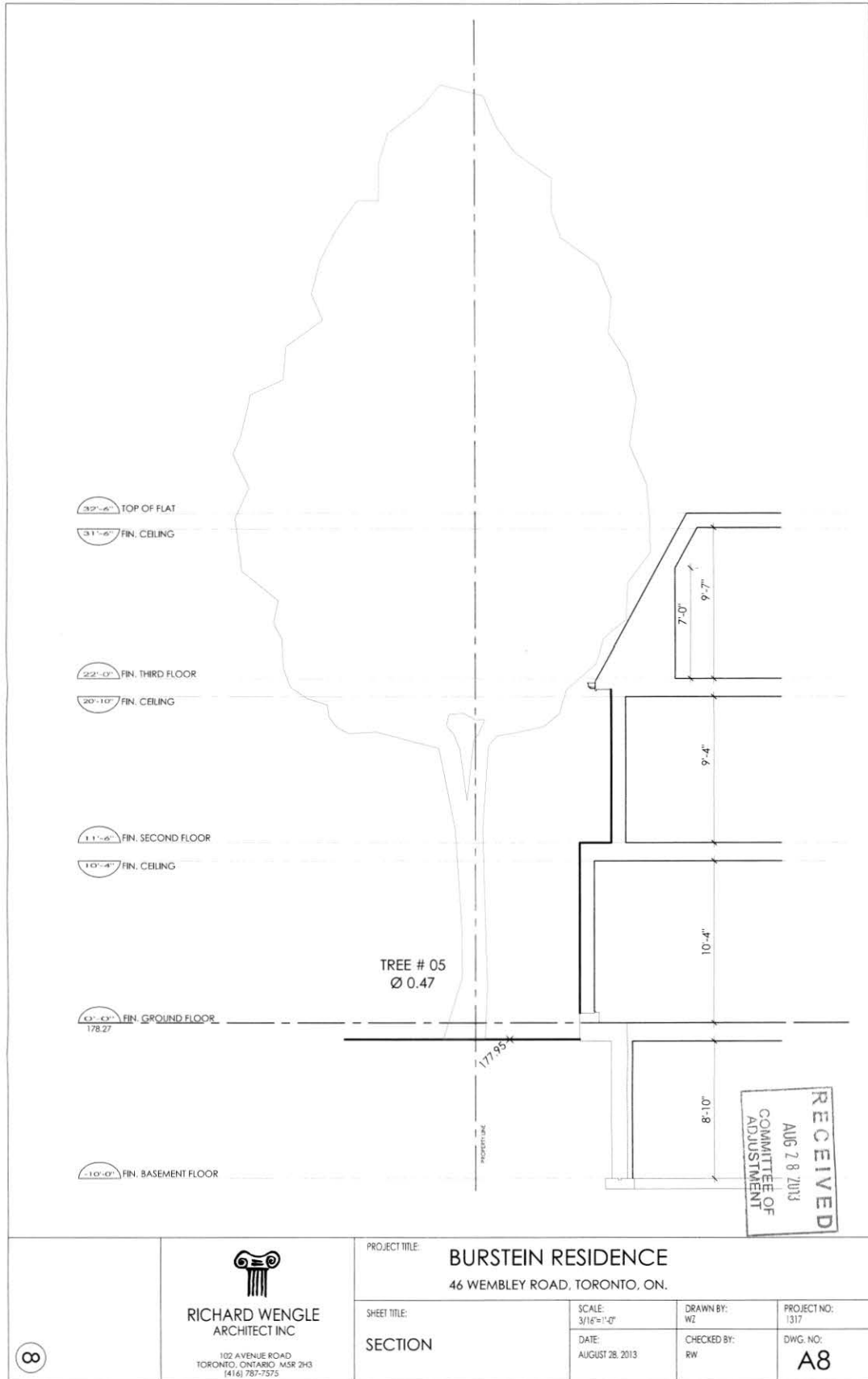
- (1) Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to City and privately owned trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review.
- (2) The dwelling shall be constructed substantially in accordance with the revised plans filed at the public hearing on August 28, 2013. Any other variances that may appear on these plans that are not listed in the written decision are NOT authorized.





<div data-bbox="235 1879 267 1921" data-label="Page-Footer"> <p>9</p> </div>	<div data-bbox="495 1774 560 1837" data-label="Image"> </div> <p>RICHARD WENGLE ARCHITECT INC.</p> <p>102 AVENUE ROAD TORONTO, ONTARIO M5R 2H3 (416) 787-7575</p>	<p>PROJECT TITLE</p> <p>BURSTEIN RESIDENCE</p> <p>46 WEMBLEY ROAD, TORONTO, ON.</p>			
		<p>SHEET TITLE:</p> <p>SOUTH ELEVATION</p>	<p>SCALE:</p> <p>1/8"=1'-0"</p> <p>DATE:</p> <p>AUGUST 28, 2013</p>	<p>DRAWN BY:</p> <p>WZ</p> <p>CHECKED BY:</p> <p>RW</p>	<p>PROJECT NO:</p> <p>1317</p> <p>DWG. NO:</p> <p>A6</p>





**RICHARD WENGLE
ARCHITECT INC.**

102 AVENUE ROAD
TORONTO, ONTARIO M5R 2H3
(416) 787-7375

PROJECT TITLE:

BURSTEIN RESIDENCE

46 WEMBLEY ROAD, TORONTO, ON.

SHEET TITLE:

SECTION

SCALE:
3/16"=1'-0"

DATE:
AUGUST 28, 2013

DRAWN BY:

WZ

CHECKED BY:

RW

PROJECT NO:

1317

DWG. NO:

A8

SIGNATURE PAGE

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Gillian Burton (signed)

Donna McCormick (signed)

ABSTAINED

DISSENTED

Christian Chan

Robert Brown

DATE DECISION MAILED ON: **Tuesday, September 3, 2013**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, September 17, 2013**

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 \$125.00, 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.