



City Planning Division
Michael Mizzi, MCIP, RPP
Director, Zoning and Secretary-Treasurer,
Committee of Adjustment

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
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:	A1102/16TEY	Zoning	R(d0.6) & R2 Z0.6 (PPR)
Owner(s):	CHRISTOPHER W LAU	Ward:	Trinity-Spadina (19)
Agent:	MARCO VIEIRA	Heritage:	Not Applicable
Property Address:	220 BARTON AVE	Community:	Toronto
Legal Description:	PLAN D1452 PT LOT 5 PT LOT 6		

Notice was given and a Public Hearing was held on **Wednesday, April 11, 2018**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with rear ground floor deck, rear basement walkout, front second and third floor balconies, and a new detached garage in the rear yard.

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

- Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing the side lot lines will be 9.70 m.
 - Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a building is 0.60 times the area of the lot (258.86 m²).
The new detached dwelling will have a floor space index equal to 0.68 times the area of the lot (294.35 m²).
 - Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted floor area of all ancillary buildings or structures on a lot is 40.0m².
The new detached garage will have a floor area of 56.96 m².
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a building is 0.6 times the area of the lot (258.86 m²).
The new detached dwelling will have a floor space index equal to 0.68 times the area of the lot (294.35 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 **NOT** approve this variance application for the following reasons:

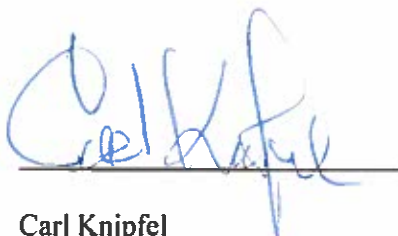
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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Alex Bednar



Carl Knipfel



Lisa Valentini

DISSENTED

Michael Clark

DATE DECISION MAILED ON: **TUESDAY, APRIL 17, 2018**

LAST DATE OF APPEAL: **MONDAY, MAY 1, 2018**

CERTIFIED TRUE COPY



Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD

\$300 for each appeal filed regardless if related and submitted by the same appellant

Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

a completed OMB Appellant Form (A1) in **paper format**

\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant

Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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.

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.