




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:	A1356/17TEY	Zoning	R & R2 (ZZC)
Owner(s):		Ward:	Toronto-Danforth (29)
Agent:	MICHAEL BOXER	Heritage:	Not Applicable
Property Address:	62 CHESTER HILL RD	Community:	Toronto
Legal Description:	PLAN 2191Y LOT 30		

Notice was given and a Public Hearing was held on **Wednesday, April 11, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a third storey addition.

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 7.50 m.
The height of the side exterior main walls facing a side lot line will be **9.6 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 (179.90 m²).
The altered detached dwelling will have a floor space index equal to **0.69 (208.47 m²) times the area of the lot**.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a building is 0.60 times the area of the lot (179.90 m²).
The altered detached dwelling will have a gross floor area equal to **0.68 times the area of the lot (205.45 m²)**.
- Section 6(3) Part II 8 I(I), By-law 438-86**
The maximum width of a bay window that projects into the required setbacks shall not exceed 3.0 m.
In this case, the front bay window will have a width of 3.40 m.

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 as amended

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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Zoning

R & R2 (ZZC)

Ward:

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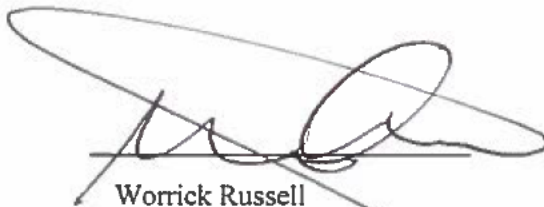
62 CHESTER HILL RD

Community:

Toronto

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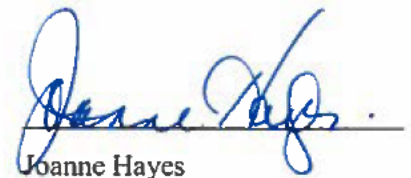
PLAN 2191Y LOT 30

A handwritten signature in black ink, crossed out with a large diagonal line.

Worrick Russell

A handwritten signature in black ink.

Edmund Carlson

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Joanne Hayes

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Ewa Modlinska

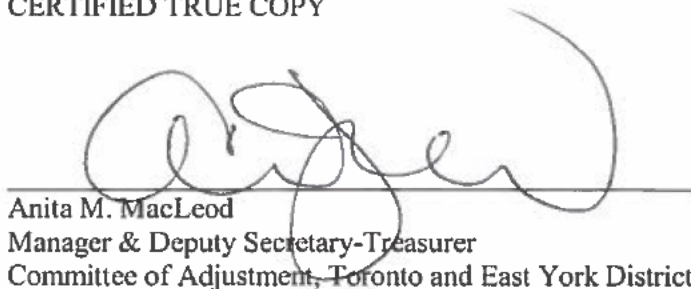
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Nancy Oomen

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

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

CERTIFIED TRUE COPY

A handwritten signature in black ink.

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.