



City Planning Division

Committee of Adjustment
Toronto and East York District

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Toronto, Ontario M5H 2N2
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NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0104/16TEY	Zoning	R (d0.6)(x356) & R2 Z0.6 (BLD)
Owners:	MICHAEL SUTTON MELANIE COURTOIS	Ward:	Beaches-East York (32)
Agent:	ROCCO SCHIPANO	Heritage:	Not Applicable
Property Address:	91 LEUTY AVE	Community:	Toronto
Legal Description:	PLAN 254E PT LOTS 23 & 24		

Notice was given and a Public Hearing was held on Wednesday, April 20, 2016, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a two-storey north side and rear addition with a rear deck.

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

1. Chapter 10.5.100.1.(1), By-law 569-2013

The minimum required width of a driveway leading to a parking facility is 2.0 m and in the case of a right-of-way, a turning radius of 2.0 m must be provided at the end of the right-of-way.
In this case, the required access to the parking facility will be eliminated by the rear deck.

2. Chapter 10.10.40.30(1)(A), By-law 569-2015

The maximum permitted building depth for a semi-detached house is 17.0 m.
The altered semi-detached dwelling will have a building depth of 19.23 m.

3. Chapter 10.10.40.40.(2)(A), By-law 569-2013

Additions to the rear of a semi-detached erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (181.51 m²).
The altered semi-detached dwelling will have a floor space index equal to 0.95 times the area of the lot (249.87 m²).

4. Chapter 200.5.10.1.(1), By-law 569-2013

A minimum of one parking space is required to be provided.
In this case, no parking space will be provided.

1. Section 4(5)(I)(I), By-law 438-86

The minimum required width of an access driveway leading to a parking facility is 2.6 m and in the case of a right-of-way, a turning radius of 2.6 m must be provided at the end of the right-of-way.

In this case, the required access to a parking facility will be eliminated by the rear deck.

2. Section 4(4)(b), By-law 438-86

A minimum of one parking space is required to be provided.

In this case, no parking space will be provided.

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

Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (181.51 m²).

Following the alterations, the semi-detached dwelling will have a gross floor area equal to 0.95 times the area of the lot (249.87 m²).

4. Section 6(3) Part VI 1(V), By-law 438-86

Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house, are permitted provided the depth of the residential building, including the addition or additions does not exceed 17.0 m

The altered semi-detached dwelling will have a building depth of 19.23 m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Minor Variance Application is Approved**

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.

SIGNATURE PAGE

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Alex Bednar (signed)

Michael Clark (signed)

Donald Granatstein (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **Tuesday, April 26, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, May 10, 2016**

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.