



City Planning Division

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:	A0834/16TEY	Zoning	R(d0.6) (x736) & R2 Z0.6 (Waiver)
Owner(s):	GAUTAM PAUL	Ward:	Toronto-Danforth (30)
Agent:	PATRICK MCAULIFFE	Heritage:	Not Applicable
Property Address:	644 RHODES AVE	Community:	Toronto
Legal Description:	PLAN 1301 PT LOT 179		

Notice was given and a Public Hearing was held on **Wednesday, March 8, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing one-storey dwelling by constructing a second floor, a two-storey rear addition and a new front porch.

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

1. **Chapter 10.5.40.60.(7), By-law 569-2015**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line. In this case, the eaves will be located 0.06 m from the north side lot line and 0.29 m from the south side lot line.
2. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (141.02 m²).
The altered detached dwelling will have a floor space index equal to 0.768 times the area of the lot (180.59 m²).
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (141.02 m²).
The altered detached dwelling will have a residential gross floor area equal to 0.768 times the area of the lot (180.59 m²).
2. **Section 6(3) Part II 3(II), By-law 438-86**
The minimum required side lot line setback from the side wall of an adjacent building that contains openings is 1.2 m.
The altered detached dwelling will be located 0.922 m from the adjacent building to the south and 0.572 m from the adjacent building to the north.

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

The minimum required side lot line setback for a detached house in an R2 district is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.

The altered dwelling will be located 0.28 m from the north side lot line.

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 Approved on Condition

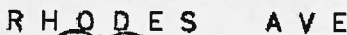
It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- 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 building permit, the applicant/owner shall submit a complete application for permit to injure or remove City owned trees under Municipal Chapter 813 Article II, Street trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) The north side setback of the rear two-storey addition shall be 0.59 m, as illustrated on the revised site plan received by the Committee of Adjustment, at 1:35 p.m. December 30, 2016. Any other variances that may appear on this plan but are not listed in the written decision are NOT authorized.

1:35 pm, Dec 30, 2016



AREAS:						
LOT	2530	sq	ft	235.04	sq	m
FIRST FLOOR	912	sq	ft	92.29	sq	m
SECOND FLOOR	972	sq	ft	90.23	sq	m
DECK	86	sq	ft	8.92	sq	m
PORCH	40	sq	ft	3.71	sq	m
FRONT STEPS	15	sq	ft	1.39	sq	m
DRINK WALK	38	sq	ft	3.14	sq	m
FRONT YARD	32	sq	ft	29.62	sq	m
FOOTPRINT	972	sq	ft	90.23	sq	m
PERCENT COVERAGE				38.41	%	
LIVING AREA	1944	sq	ft	180.59	sq	m
LIVING INDEX				.788		

FRONT YARD AREAS:

YARD	30.00 sq m
PORCH	3.71 sq m
STEPS	1.59 sq m
WALKWAY	3.15 sq m

INFORMATION TAKEN FROM BUILDING LOCATION
SURVEY OF PART OF LOT 178 REGISTERED
PLAN No. 130: CITY OF TORONTO AS PREPARED
BY A. J. PROBERT O.L.S. DATED JULY 3rd 1980

SITE PLAN

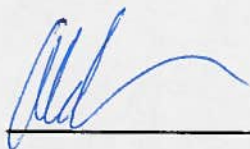
SCALE 1/16" = 1'-0"

REvised DEC 23, 2015

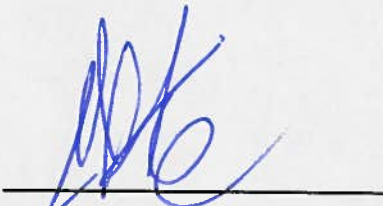
<p>WE ACCEPTED FOR POSTAGE AND SPECIAL DELIVERY FIRST CLASS AND MAIL THE SUBSCRIPTIONS AND DELIVERY OF THE JOURNAL OF THE "CITY OF OTTAWA" TO THE ON 14 OCTOBER</p>	<p>RESIDENTIAL DRAFTING SERVICES ltd 3000 AVENUE KING TORONTO ONTARIO M5G 1K6 PHONE (416) 593-1210 CRI 047 005-0000 email: info@resdrafting.com</p>	<p>DATE: JUNE 9, 2015 TIME: 4:50 PM PAGE: 1 of 1</p>
<p><i>Danesh & McNeill</i> RESIDENTIAL DRAFTING SERVICES ltd 3000 AVENUE KING TORONTO ONTARIO M5G 1K6</p>	<p>ADDITION TO 644 RHODES AVENUE TORONTO ONTARIO</p>	<p>DATE: JUNE 9, 2015 TIME: 4:50 PM PAGE: 1 of 1</p>

SIGNATURE PAGE

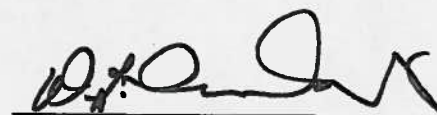
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Alex Bednar



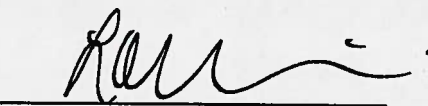
Michael Clark



Donald Granatstein



Carl Knipfel



Lisa Valentini

DATE DECISION MAILED ON: **TUESDAY, MARCH 14, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **TUESDAY, MARCH 28, 2017**

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 \$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 www.omb.gov.on.ca.