

Thursday, March 24, 2011

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)**

File Number:	A607/10EYK	Zoning	RS & RD
Owner(s):	CHRIS ZHI QIANG LI	Ward:	Etobicoke-Lakeshore (06)
Agent:	CHRIS ZHI QIANG LI		
Property Address:	<b>364B LAKE PROMENADE - PART 2</b>	Community:	
Legal Description:	PLAN 2155 LOT 72 RR		

Notice was given and a Public Hearing was held on Thursday, March 24, 2011, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with an attached two-car garage.

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

- Section 330-23 A.(1)**  
The minimum required lot area is 371 m<sup>2</sup>.  
**Section 10.20.30.10(1), By-law 1156-2010**  
The minimum required lot area is 370 m<sup>2</sup>.  
The proposed lot area is 345.3 m<sup>2</sup>.
- Section 330-23 A.(2)**  
The minimum required lot frontage is 12 m.  
The lot frontage will be 9.3 m.
- Section 10.20.40.20(1), By-law 1156-2010**  
The maximum permitted building length is 17 m.  
The new dwelling will have a building length of 18.9 m.
- Section 330-23 A(9) and Section 10.20.40.40.(1), By-law 1156-2010**  
The maximum permitted gross floor area, excluding a garage, is 0.35 times the area of the lot (121.92 m<sup>2</sup>).  
The new dwelling will have a gross floor area, excluding the garage, equal to 0.57 times the area of the lot (198.45 m<sup>2</sup>).
- Section 1(b)A(1), By-law 497-2007 and Section 200.5.1.10(2)(A)(i), By-law 1156-2010**  
The minimum inside dimensions of a parking space is 5.6 m in length.  
The proposed inside dimension of the parking space will be 5.59 m in length.

6. **Section 330-13 A(2)**  
The minimum required side yard setback for an eaves overhang, including the eavestrough, is 0.5 m.  
The eaves overhang of the new dwelling, including the eavestrough, will be located 0.49 m from the east and west side lot lines.
7. **Section 10.20.40.70(3)(C), By-law 1156-2010**  
The minimum required side yard setback is 1.2 m.  
The new dwelling will be located 0.9 m from the east and west side lot lines.
8. **Section 1.(c)B, By-law 973-2006 and Section 10.5.50.10(1)(B)(D), By-law 1156-2010**  
A minimum of 50% of the front yard shall be maintained as landscaping (32.65 m<sup>2</sup>) and a minimum of 75% of the front yard not covered by driveway to be soft landscaping (13.08 m<sup>2</sup>).  
A total of 27% of the front yard will be maintained as landscaping (17.45 m<sup>2</sup>) and a total of 47% will be maintained as soft landscaping (8.2 m<sup>2</sup>).

**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.

