TORONTO

City Planning Division
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Acting Chief Planner and Executive Director

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John filion

Wednesday, August 29, 2012

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

File Number:	A519/12NY	Zoning	R4 - Waiver -
Owner(s):	JIN ZHI WANG	Ward:	Willowdale (23)
Agent:	TAES ARCHITECTS INC		
Property Address:	**80 LORRAINE DR**	Community:	North York
Legal Description:	PLAN 3705 LOT 39		

Notice was given and a Public Hearing was held on Wednesday, August 29, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a two storey dwelling. The existing dwelling would be demolished.

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

1. Proposed west side yard setback of **1.37m**
   WHEREAS a minimum of 1.8m is required;

2. Proposed east side yard setback of 1.21m
   WHEREAS a minimum of 1.8m is required;

3. Proposed building length of **18.43m**
   WHEREAS a maximum of 16.8m is permitted;

4. Proposed access to parking of **10.65m**
   WHEREAS a maximum of 6m is permitted;

5. Proposed lot coverage of **32% (224.75m^2)**
   WHEREAS a maximum of 30% (210.7m^2) is permitted;

6. Proposed building height of 9.1m
   WHEREAS a maximum of 8.8m is permitted.

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** the following variance(s):

3. Proposed building length of **18.43m**
WHEREAS a maximum of 16.8m is permitted;

5. Proposed lot coverage of **32% (224.75m^2)**
WHEREAS a maximum of 30% (210.7m^2) is permitted;

6. Proposed building height of 9.1m
WHEREAS a maximum of 8.8m is permitted.

It is the decision of the Committee of Adjustment to **MODIFY** and **APPROVE** the following variance(s):

1. Proposed west side yard setback of **1.50m**
WHEREAS a minimum of 1.8m is required;

2. Proposed east side yard setback of **1.50m**
WHEREAS a minimum of 1.8m is required;

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.

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

4. Proposed access to parking of **10.65m**
WHEREAS a maximum of 6m is permitted;

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.

This decision is subject to the following condition(s):

1. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article II, with respect to City owned trees, to the satisfaction of the Urban Forestry Division.

2. The owner shall submit a Tree Security Deposit (in the form of a certified cheque or letter of credit only) and sign a Tree Preservation Agreement to the satisfaction of the Urban Forestry Division.

SIGNATURE PAGE

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Isaac Lallouz (signed)

Edwin (Ted) Shepherd (signed)

Astra Burka (signed)

Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, September 6, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 18, 2012

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North 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.