

CITY COUNCILLOR, WARD 23, CITY OF
TORONTO
JOHN FILION
or OCCUPANT
CITY HALL
100 QUEEN ST SUITE W SUITE B36
Thursday, May 23, 2013

North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 5V7
Phone: (416)395-7000
Fax: (416)395-7200

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

File Number:	A274/13NY	Zoning	R4 [PPR]
Owner(s):	WEN JUN ZHU HANG YUE	Ward:	Willowdale (23)
Agent:	CHOW ASSOCIATES INC		
Property Address:	115 ALFRED AVE	Community:	North York
Legal Description:	PLAN M372 PT LOT 398		

Notice was given and a Public Hearing was held on Thursday, May 23, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral, at grade, two car garage. The existing dwelling would be demolished.

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

North York Zoning By-law No. 7625

- Existing lot frontage and width is 12.19m
WHEREAS the minimum required lot frontage and width is 15.0m;
- Existing lot area is 445.86m²
WHEREAS the minimum required lot area is 550m²;
- Proposed east side yard setback of 1.17m
WHEREAS the minimum required east side yard setback is 1.52m;
- Proposed lot coverage of 31.6% of the lot area
WHEREAS the maximum permitted lot coverage is 30% of the lot area;
- Proposed building height of 9.15m
WHEREAS the maximum building height is 8.8m; and
- Proposed rear deck has a projection of 4.42m with a height of 1.5m
WHEREAS the maximum permitted rear deck projection is 2.1m having a maximum height of 1.0m.

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 authorize 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. 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.
3. The property being developed essentially in accordance with site plan attached to this decision.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

(FORMERLY HARDING ROAD BY REGISTERED PLAN M 372)

--- CENTERLINE OF ROAD

A1

[illegible]

CONTINUING OF PAGE 1

AVENUE

CLINTON M-372

INDEX



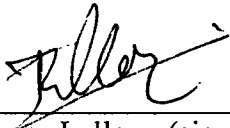
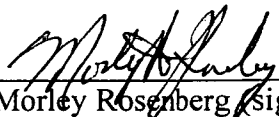

FIELD YARD AREA
CRIPPLE
LAKESIDE LANE
PROPOSED LANDSCAPING ARE

662 r
84279 r = 54.16

FUNCTIONS ARE ASSIGNED AND RELATED TO THE CENTRAL LINE OF ROAD
SECTION

SIGNATURE PAGE


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Astra Burka (signed)
Isaac Lallouz (signed)
Morley Rosenberg (signed)
Nicholas Sion (signed)

DATE DECISION MAILED ON: Friday, May 31, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 12, 2013

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.