

Wednesday, July 17, 2013

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

| | | | |
|--------------------|--------------------------------|------------|-----------------|
| File Number: | A432/13NY | Zoning | R4 [ZZC] |
| Owner(s): | BAOQIN SONG | Ward: | Willowdale (24) |
| Agent: | PETER HIGGINS ARCHITECT INC | | |
| Property Address: | 77 CLANSMAN BLVD | Community: | North York |
| Legal Description: | PLAN M947 LOT 200 | | |

Notice was given and a Public Hearing was held on Wednesday, July 17, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- Section 13.2.4, By-law No. 7625**
Proposed lot coverage of **35.0%** of the lot area
WHEREAS the maximum permitted lot coverage is 30% of the lot area;
- Section 13.2.3(b), By-law No. 7625**
Proposed north side yard setback of **1.75m**
WHEREAS the minimum required north side yard setback is 1.8m;
- Section 13.2.3(b), By-law No. 7625**
Proposed south side yard setback of **1.75m**
WHEREAS the minimum required south side yard setback is 1.8m;
- Section 6(30)a, By-law No. 7625**
Proposed finished first floor height of 1.92m
WHEREAS the maximum permitted first floor height is 1.5m.

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 III, with respect to privately owned trees, to the satisfaction of the Urban Forestry Division.
2. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.

SIGNATURE PAGE

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Richard Ross (signed)

Morley Rosenberg (signed)

Isaac Lallouz (signed)

Astra Burka (signed)

Arthur Forer (signed)

DATE DECISION MAILED ON: Thursday, July 25, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, August 6, 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.