



City Planning Division

CITY OF TORONTO
COUNCILLOR FILION
or OCCUPANT
NORTH YORK CIVIC CENTRE
5100 YONGE ST
TORONTO ON

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

Thursday, February 19, 2015

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

File Number:	A1002/14NY	Zoning:	R6/RD(f12.0; a370){ZZC}
Owner(s):	RYAN VENDER RYAN VENDER	Ward:	Willowdale (23)
Agent:	NIKOLINA LAZIC		
Property Address:	133 AVONDALE AVE	Community:	North York
Legal Description:	PLAN 1967 LOT 1329		

Notice was given and a Public Hearing was held on Thursday, February 19, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new second storey addition over the existing one-storey dwelling.

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

- Section 10.5.50.10.(1), By-law No. 569-2013**
The minimum required front yard soft landscaping is 75.00% of the front yard area.
The proposed front yard soft landscaping is 70.40%.
- Section 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.80% of the lot area.
- Section 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 4.96m.
The proposed front yard setback is 4.39m.
- Section 14-A(5)(a), By-law No. 7625**
The minimum required front yard setback is 6.00m ± 1.00m.
The proposed front yard setback is 4.39m.
- Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.20m.
The existing and proposed east side yard setback is 0.51m.
- Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.80% of the lot area.

7. **Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 15.47m.
8. **Section 7.4A, By-law No. 7625**
The minimum required front yard soft landscaping is 75.00% of the front yard area.
The proposed front yard soft landscaping is 70.40%.
9. **Section 6(24), By-law No. 7625**
The maximum permitted deck height is 1.00m.
The proposed rear deck height is 1.12m.

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:

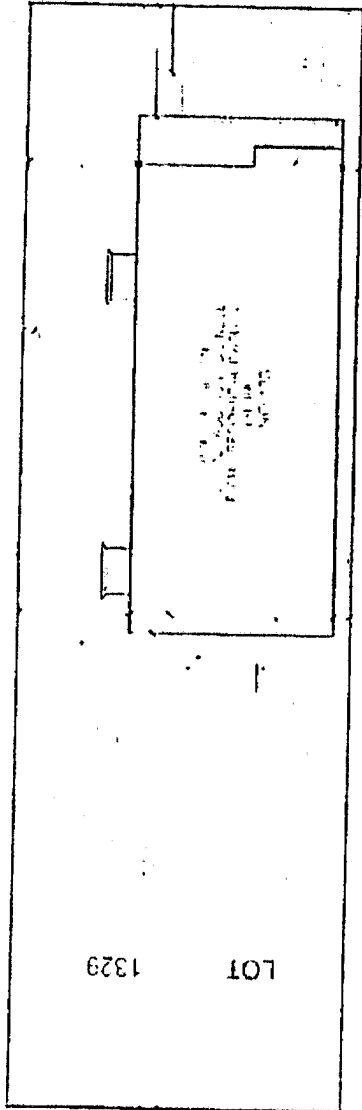
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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

- 1) City of Toronto Municipal Code Chapter 813, Article II, City-owned trees
www.toronto.ca/trees/city_trees.htm
- 2) City of Toronto Municipal Code Chapter 813, Article III, Privately-owned trees
www.toronto.ca/trees/private_trees.htm
- 3) The property being developed essentially in accordance with the 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.



Avondale Avenue

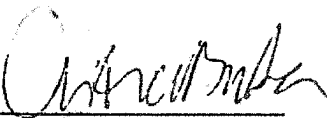


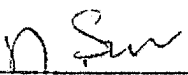
Site Data
Zoning: R-10
Lot Area: 13,290 sq. ft.
Lot: 1329
Block: 10
Sublot: 1
Project: 1329
Date: August 28, 2014

1 Site Plan
SCALE: 200'

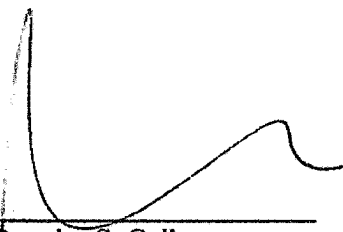
SIGNATURE PAGE

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Astra Burka (signed)


Nicholas Sion (signed)

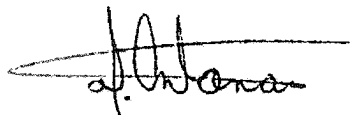

Richard Ross (signed)


Douglas S. Colbourne
(signed)

DATE DECISION MAILED ON: Thursday, February 26, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 11, 2015

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.