

Thursday, February 19, 2015

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

File Number:	A906/14NY	Zoning:	R4 Z0.6/RD(F15.0;a550)(x5)(Z R)
Owner(s):	2431561 ONTARIO INC	Ward:	Willowdale (23)
Agent:	BILL ROSS	Community:	
Property Address:	110 & 114 KINGSDALE AVE (PARTS 1 & 2)		
Legal Description:	PLAN 1790 LOTS 440 & 441		

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 detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. File Numbers B069/14NY, A906/14NY, and A907/14NY will be considered jointly.

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

- Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
A) The required minimum lot area is 550m².
The proposed lot area is 509.87m².
- Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
A) The required minimum lot frontage is 15m.
The proposed lot frontage is 13.72m.
- Chapter 10.20.30.40(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30% of the lot area: 152.96m².
The proposed lot coverage is 32.1% of the lot area: 163.83m².
- Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m for 100% of the width of the wall.
The proposed height of the west side exterior main wall is 7.5m for 79.7% of the width of the wall and the proposed height of the east side exterior main wall is 7.5m for 77.3% of the width of the wall.

5. **Chapter 10.20.40.70.(3) Minimum Side Yard Setback, 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed east side yard setback is 1.22m.
6. **Chapter 10.20.40.70.(3) Minimum Side Yard Setback, 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed west side yard setback is 1.21m.
7. **Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15m.
The proposed lot frontage is 13.72m.
8. **Section 13.2.2, Zoning By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 509.87m².
9. **Section 13.2.3(b), Zoning By-law No. 7625**
The required minimum side yard setbacks are 1.8m each side.
The proposed east side yard setback is 1.22m.
10. **Section 13.2.3(b), Zoning By-law No. 7625**
The required minimum side yard setbacks are 1.8m each side.
The proposed west side yard setback is 1.21m.
11. **Section 13.2.4, Zoning By-law No. 7625**
The permitted maximum lot coverage is 30% of the lot area: 152.96m².
The proposed lot coverage is 32.1% of the lot area: 163.83m².
12. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.10m.
13. **Section 6(8), Zoning By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed: 15m.
The proposed lot width is 13.72m.

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.

LOT 591 — LOT 592 — LOT 593 — LOT 594 — LOT 595

W. G. STER D

PLAN

1790



LOT 440

LOT 441

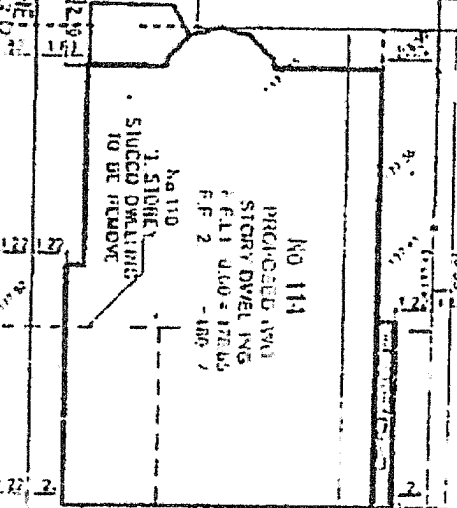
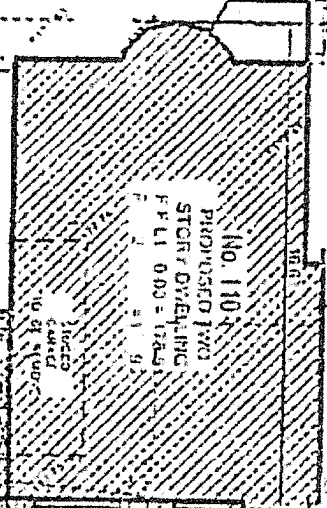
T 439

OI 445

SEWERAGE LINE

ART 1 PLAN 66P 25923

NO 102
2 STOREY
BLOCK DWELLING
F.F. 1. 0.00 - 172.00
OS - 118.45



NO 103
2 STOREY
BLOCK DWELLING
F.F. 1. 0.00 - 172.00
OS - 118.45

CONCRETE SIDEWALK

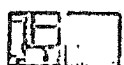
CONCRETE SIDEWALK

KINGSDALE

AVENUE

(FORMERLY KINGSDALE BOULEVARD BY REGISTERED PLAN 1790) (RENAME BY BY-LAW 16831)

177.00



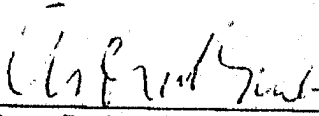
NO 110
FACED WITH ALUMINUM
FRAME DOOR - 38.75 x 60
INTERIOR LAMINATED WOOD
51.25 x 60 (60.25) x 60

LOT AREA
5488.43 SQ. FT. 500.96 ACRES
LOT FRONTOAGE 137.21 FT.


LOT COVERAGE 32.12% (177.15 SQ. FT.)
(excluding PORCH = 50.00 SQ. FT.)


SIGNATURE PAGE

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Astra Burka (signed)


Nicholas Sion (signed)

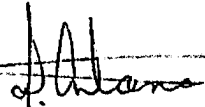

Richard Ross (signed)


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.