

Thursday, February 19, 2015

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

| | | | |
|--------------------|--|------------|---------------------------------------|
| File Number: | A907/14NY | Zoning | R4 Z0.6/RD(f15.0:a550)(x5)(Z R) |
| Owner(s): | 2431561 ONTARIO INC | Ward: | Willowdale (23) |
| Agent: | BILL ROSS | Community: | North York |
| Property Address: | 110 & 114 KINGSDALE AVE (PARTS 3 & 4) | | |
| Legal Description: | PLAN 1790 LOT 442 | | |

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 510.28m².
- 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: 153.08m².
The proposed lot coverage is 31.97% of the lot area: 163.14m².
- 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.
- 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 1.22m.

6. **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 77.3% of the width of the wall and the proposed height of the east side exterior main wall is 7.5m for 79.7% of the width of the wall.
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 510.28m².
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 1.22m.
11. **Section 13.2.4, Zoning By-law No. 7625**
 The permitted maximum lot coverage is 30% of the lot area: 153.08m².
 The proposed lot coverage is 31.97% of the lot area: 163.14m².
12. **Section 13.2.6, Zoning By-law No. 7625**
 The maximum permitted building height is 8.8m.
 The proposed building height is 9.07m.
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

OSTER D

PLAN

1790

LOT 440

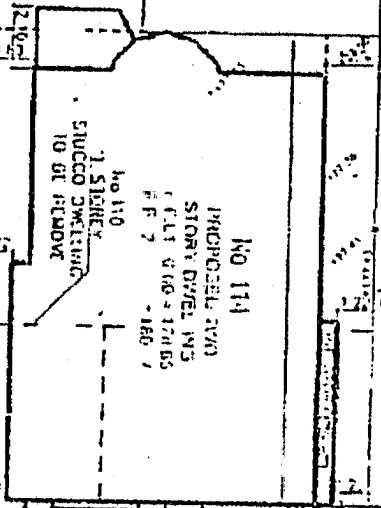
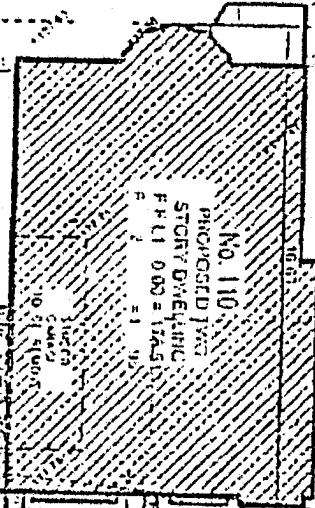
LOT 441

T 439

CI 443

ART 1, PLAN 660 26925

No 100
2 STOREY
STONE DWELLING
S.S. 118-55



No 112
2 STOREY
STONE DWELLING
S.S. 117-54

CONCRETE SIDEWALK

CONCRETE SIDEWALK

KINGSDALE

AVENUE

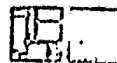
(FORMERLY KINGSDALE BOULEVARD BY REGISTERED PLAN 1790) (RENAME BY BY-LAW 16431)

177 60

CENTRELINE OF ROAD

LOT COVERAGE 32.12% (11763 sq. ft.)
including PORCH = 50.0 sq. ft.

LOT AREA
5488.43 SQ. FT. 506.87 x 10.83
LOT FRONTAGE 13.72 ft.



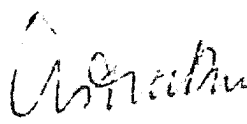
1051 Industrial Blvd.
3577 West 22nd St.
Vancouver, B.C. V6L 2K1

NO. 110
PROPOSED 2 STOREY
STONE DWELLING
S.S. 118-55 (11763)


NO. 110

SIGNATURE PAGE


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|--------------------|--|------------|---------------------------------------|
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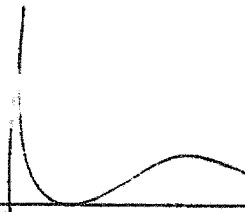
Astra Burka (signed)



Nicholas Sion (signed)



Richard Ross (signed)

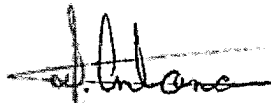


Douglas S. Colbourne
(signed)

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.