

City Planning Division

CITY COUNCILLOR, WARD 24, CITY OF TORONTO DAVID SHINER or OCCUPANT CITY HALL 100 QUEEN ST SUITE W SUITE B39

Dan Antonacci Manager & Deputy Secretary Treasurer North York Panel

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

Thursday, April 23, 2015

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



File Number:

A0246/15NY

Zoning

R3 / RD [ZZC]

Owner(s):

MELISSA AMY FAN LUN

Ward:

Willowdale (24)

Agent:

CHRISTOPHER KE JIAN SUN

SUSTAINABLE TO

88 RISEBROUGH AVE

Community:

North York

Property Address: Legal Description:

PLAN 3465 EPT

Notice was given and a Public Hearing was held on Thursday, April 23, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

1. Chapter 10.20.40.10.(4), By-law No. 569-2013

> The maximum permitted building height with a flat or shallow roof is 7.20m. The proposed building height is 9.00m.

2. Chapter 12.5A, By-law No. 7625

The maximum permitted building length is 16.80m.

The proposed building length is 19.10m.

3. Chapter 12.7, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.10m.

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):

- I) 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)

Decision Notice - MV.doc

SIGNATURE PAGE

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allouz (signed)

Edwin (Ted) Shepherd

(signed)

Astra Burka (signed)

DATE DECISION MAILED ON: Thursday, April 30, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, May 13, 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.

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