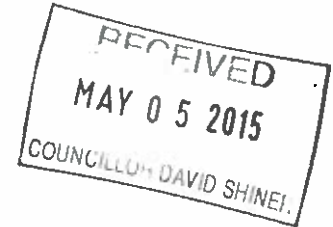


CITY COUNCILLOR, WARD 24, CITY OF
TORONTO
DAVID SHINER
or OCCUPANT
CITY HALL
100 QUEEN ST SUITE W SUITE B39

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 CHRISTOPHER KE JIAN SUN	Ward:	Willowdale (24)
Agent:	SUSTAINABLE TO		
Property Address:	88 RISEBROUGH AVE	Community:	North York
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:

- 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.
- Chapter 12.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 19.10m.
- 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):

- 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

