

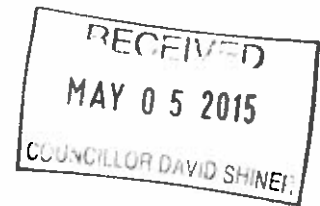
CITY COUNCILLOR, WARD 24, CITY OF
TORONTO
DAVID SHINER
or OCCUPANT
CITY HALL
100 QUEEN ST SUITE W SUITE B39

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
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Thursday, April 23, 2015

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



File Number:	A0266/15NY	Zoning	R4/RD(f15.0:a550(x5)(ZR)
Owner(s):	DENNIS DA BIN LIU LAN YANG	Ward:	Willowdale (24)
Agent:	DENNIS DA BIN LIU		
Property Address:	32 MILLGATE CRES	Community:	North York
Legal Description:	PLAN 4847 LOT 36		

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 second floor addition above the existing single storey dwelling, and a new two-storey front addition.

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

- Chapter 900.3.10(5), Zoning By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.34m.
- Chapter 900.3.10(5), Zoning By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.29m.
- Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
B)(i) 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 walls.
The proposed height of the west side exterior main wall facing a side lot line is 7.06m for 85.9% of the width and the proposed height of the east side exterior main wall is 7.06m for 87.2% of the width.
- Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 8.66m.
The proposed front yard setback is 7.87m.
- Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30% of the lot area: 187.8m².
The proposed lot coverage is 33.4% of the lot area: 209.27m².

6. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.34m
7. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.29m.
8. **Section 13.2.4, Zoning By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.4% of the lot area.

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:

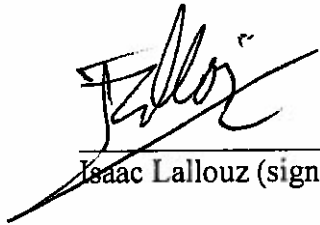
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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 applicant shall obtain a ravine permit or clearance from RNFP. The permit or clearance may be subject to conditions.
- 4) The applicant shall protect all ravine protected trees on the property and adjacent properties, not approved for removal or injury, to the satisfaction of RNFP.
- 5) The applicant shall plant native trees to the satisfaction of RNFP as compensation for any ravine protected trees removed or injured and for loss of protected area to permanent hard surface features.
- 6) The requirements of the Toronto and Region Conservation Authority.

SIGNATURE PAGE

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Isaac Lallouz (signed)



Edwin (Ted) Shepherd
(signed)



Morley (Rosenberg) (signed)

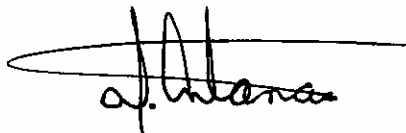


Astra Burka (signed)

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.

