

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

File Number:	A0253/15TEY	Zoning	RD(f12.0;a370;d0.6) & R1B (WAIVER)
Owner:	GEPING SI	Ward:	Toronto-Danforth (29)
Agent:	LIHANG WANG		
Property Address:	33 DAVIES CRES	Community:	East York
Legal Description:	PLAN 3053 LOT 69		

Notice was given and a Public Hearing was held on **Wednesday, May 13, 2015**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Chapter 10.20.30.40 (1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (108.71 m²).
The coverage will be equal to **43.9%** of the lot area (**138.7 m²**).
- 2. Chapter 10.20.40.10 (1)(A), By-law 569-2013**
The permitted maximum height of a building or structure is 8.5 m.
The new detached dwelling will have a height of 9.0 m.
- 3. Chapter 10.20.40.10 (2)(A)(i), By-law 569-2013**
The permitted maximum height of the front exterior main wall is 7.0 m.
The front exterior main wall will have a height of 7.89 m.
- 4. Chapter 10.20.40.40 (1)(A), By-law 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot (186.37 m²).
The new detached dwelling will have a floor space index equal to **0.82** times the area of the lot (**255.7 m²**).
- 5. Chapter 10.20.40.70 (3)(B), By-law 569-2013**
The required minimum side yard setback is 0.9 m.
The new detached dwelling will be located 0.6 m from the east side lot line.
- 1. Section 7.3.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The new detached dwelling will be located 5.41 m from the north front lot line.

2. **Section 7.3.3, By-law 6752**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.6 m from the east side lot line.
4. **Section 7.3.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 9.0 m.
5. **Section 7.3.3, By-law 6752**
The maximum permitted floor space index is 0.6 times the area of the lot (186.37 m²).
The new detached dwelling will have a floor space index equal to **0.82** times the area of the lot (**255.7 m²**).
6. **Section 7.3.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (108.71 m²).
The coverage will be equal to **43.9%** of the lot area (**138.7 m²**).

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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Barbara Leonhardt (signed)

Donna McCormick (signed)

Mary Pitsitikas (signed)

Christian Chan (signed)

Robert Brown (signed)

DATE DECISION MAILED ON: **Tuesday, May 19, 2015**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, June 2, 2015**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East 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.