**STAFF REPORT**
Committee of Adjustment
Application

<table>
<thead>
<tr>
<th>Date:</th>
<th>April 28, 2015</th>
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<tbody>
<tr>
<td>To:</td>
<td>Chair and Committee Members of the Committee of Adjustment North York District</td>
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<tr>
<td>From:</td>
<td>Allen Appleby, Director, Community Planning, North York District</td>
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<tr>
<td>Wards:</td>
<td>Ward 23 (Willowdale)</td>
</tr>
</tbody>
</table>
| Reference:| File No. A0272/15NY  
Address: 370 WILLOWDALE AVENUE  
Application to be heard: Thursday, May 7, 2015 at 9:30 a.m. |

**RECOMMENDATION**

Should the Committee approve this application, Planning recommends that any approval be subject to the following condition:

1. The proposed dwelling be built in accordance with the east and west elevation drawings and site plan, date stamped received by the City of Toronto Planning Division, April 28, 2015.

**APPLICATION**

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. Previous Committee of Adjustment files include applications B062/14NY, B063/14NY, A859/14NY, A860/14NY, and A861/14NY. The lands were approved on condition for a consent to sever to create three building lots fronting Norton Avenue on January 22, 2015. The requested minor variances to construct the proposed dwellings were refused.

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

1. **Chapter 10.5.80.40.(3), Zoning By-law No. 569-2013**  
(B) Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.  
The proposed vehicle access to a parking space is from the front street.

2. **Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**  
The required minimum lot area is 550m².  
The proposed lot area is 410.76m².

3. **Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
The required minimum lot frontage is 15m.  
The proposed lot frontage is 12.88m.
4. **Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**  
A) The permitted maximum lot coverage is 30% of the lot area: 123.23m².  
The proposed lot coverage is 33.4% of the lot area: 137.37m².

5. **Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013**  
The required minimum front yard setback is 8.21m.  
The proposed front yard setback is 7.0m.

6. **Chapter 10.20.40.70.(3), 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.

7. **Chapter 10.20.40.70.(3), 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.

8. **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.  
The proposed height of east side exterior main wall is 8.48m and the proposed height of west side exterior main wall is 8.1m.

9. **Chapter 10.20.40.10.(6), Zoning By-law No. 569-2013**  
6) The permitted maximum height of the first floor above established grade is 1.2m.  
The proposed height of the first floor above established grade is 1.28m.

10. **Section 13.2.1, Zoning By-law No. 7625**  
The minimum required lot frontage is 15m.  
The proposed lot frontage is 12.88m.

11. **Section 13.2.2, Zoning By-law No. 7625**  
The minimum required lot area is 550m²  
The proposed lot area is 410.76m².

12. **Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required west side yard setback is 1.58m.  
The proposed west side yard setback is 1.22m.

13. **Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required east side yard setback is 3.0m.  
The proposed east side yard setback is 1.22m.

14. **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 33.1% of the lot area.

15. **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 12.88m.

**Staff Report Committee of Adjustment Application**
16. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.

17. **Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.82m.

**COMMENTS**

The subject property is located east of Yonge Street and north of Sheppard Avenue East and is designated Neighbourhoods in the City of Toronto Official Plan. The Official Plan acknowledges that Neighbourhoods, while stable, will be subject to physical change in the form of enhancements, additions, and infill housing. The key policy of the Plan is to ensure that new development will respect and reinforce the existing physical character of the neighbourhood.

Section 4.1 of the Plan outlines the development policies for Neighbourhoods. Policy 4.1.5 states that development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- c) Heights, massing, scale and dwelling type of nearby residential properties;
- f) Prevailing patterns of rear and side yard setbacks and landscaped open space.

The Plan affirms that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The applicant proposes to construct a new two-storey detached dwelling with an integral, at grade garage. Staff have reviewed the submitted plans and note that Variance No. 8 for side exterior main wall heights of 8.48 and 8.1 metres is attributed to gabled windows located on the east and west sides of the building. The applicant has revised the façade on the east side of the dwelling to include a front entrance on Willowdale Avenue, which would be in keeping with the character of the existing streetscape. To ensure that the requested main wall height variance remains applicable only to the portion of wall containing the gables, Planning staff recommend that approval of this application be subject to the proposed dwelling being built in accordance with the east and west elevation drawings.

The applicant is also requesting an east side yard setback of 1.22 metres (Variances No. 7 and 13). This setback is an external setback which flanks the property on Willowdale Avenue. The applicant has revised the site plan drawing to indicate that the 1.22 metre setback applies only to the porch attached to the front entrance, whereas the remainder of the dwelling is setback 1.82
metres from the east property line. Planning staff have no concerns with these variances, provided that the property be developed in accordance with the revised site plan drawing.

Respectfully submitted,

CONTACT

Carla Tsang, Assistant Planner
Tel: 416-395-7137
Fax: 416-395-7155
E-mail: ctsang@toronto.ca

SIGNATURE

Allen Appleby
Director, Community Planning, North York District

A0272/15NY – 370 WILLOWDALE AVENUE
PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

MEETING DATE AND TIME: Thursday, May 7, 2015 at 9:30 a.m.

LOCATION: Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number: A0272/15NY
Owner(s): ZHUQI ZHANG
Agent: MEHDI HOSSEINI
Property Address: 370 WILLOWDALE AVE
Legal Description: PLAN 2633 LOT 59 PT LOT 58

Zoning: R4/RD(f15.0; a550)(ZR)
Ward: Willowdale (23)
Community: North York

PURPOSE OF THE APPLICATION:
To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. Previous Committee of Adjustment files include applications B062/14NY, B063/14NY, A859/14NY, A860/14NY, and A861/14NY. The lands were approved on condition for a consent to severe to create three building lots fronting Norton Avenue on January 22, 2015. The requested minor variances to construct the proposed dwellings were refused.

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

1. Chapter 10.5.80.40.(3), Zoning By-law No. 569-2013
   (B) Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
   The proposed vehicle access to a parking space is from the front street.

2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

3. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
A) The permitted maximum lot coverage is 30% of the lot area: 123.23m².
The proposed lot coverage is 33.4% of the lot area: 137.37m².

5. **Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013**
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6. **Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
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8. **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.
The proposed height of east side exterior main wall is 8.48m and the proposed height of west side exterior main wall is 8.1m.

9. **Chapter 10.20.40.10.(6), Zoning By-law No. 569-2013**
6) The permitted maximum height of the first floor above established grade is 1.2m.
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The minimum required lot frontage is 15m.
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11. **Section 13.2.2, Zoning By-law No. 7625**
The minimum required lot area is 550m²
The proposed lot area is 410.76m².

12. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required west side yard setback is 1.58m.
The proposed west side yard setback is 1.22m.

13. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required east side yard setback is 3.0m.
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15. **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 12.88m.

16. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.

17. **Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.82m.
FLAT ROOF CALCULATION:
TOTAL ROOF AREA  1727.6 SF
FLAT ROOF AREA  424.26 SF
ALLOWABLE FLAT ROOF (OLD LAW)  25%  TOTAL ROOF AREA
FLAT ROOF AREA = 24.32%
NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number: B062/14NY
Owner(s): ZHUQI ZHANG
XHUQI ZHANG
Agent: MEHDI HOSSEINI
Property Address: 370 WILLOWDALE AVE
Legal Description: PLAN 2633 LOT 59 PT LOT 58

Notice was given and the application considered on Thursday, January 22, 2015, as required by the Planning Act.

THE CONSENT REQUESTED:
To obtain consent to sever the property into three parts for the purpose of lot additions. Related Committee of Adjustment files include B063/14NY/14NY, A859/14NY, A860/14NY, A861/14NY.

Conveyed - Part 1
Address to be assigned
The frontage is 15.95m and the lot area is 205.436m². Part 1 will be added to Part 2 severed from B063/14NY to create a new building lot fronting Norton Ave. (House A) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A859/14NY.

Conveyed - Part 3
Address to be assigned
The frontage is 15.95m and the lot area is 205.595m². Part 3 will be added to Part 4 severed from B063/14NY to create a new building lot fronting Norton Ave. (House B) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A860/14NY.

Conveyed - Parts 5
Address to be assigned
The frontage is 15.95m and the lot area is 205.595m². Part 5 will be added to Part 6 severed from B063/14NY to create a new building lot fronting Norton Ave. (House C) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A861/14NY.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:
The Consent Application is Approved on Condition
The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of new lots as shown on the plan attached to this decision on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office within ONE YEAR of the date of the this Decision:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.

2. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4, in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.

3. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with City Surveyor, Survey & Mapping, Engineering Services.

4. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Engineering Services.

5. **Three copies of the registered reference plan of survey** satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.

6. The associated minor variance decisions, A859/14NY, A860/14NY & A861/14NY be declared Final and Binding.

7. City of Toronto Municipal Code Chapter 813, Article II, City-owned trees
   [www.toronto.ca/trees/city_trees.htm](http://www.toronto.ca/trees/city_trees.htm)

8. City of Toronto Municipal Code Chapter 813, Article III, Privately-owned trees
   [www.toronto.ca/trees/private_trees.htm](http://www.toronto.ca/trees/private_trees.htm)

9. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.

10. The applicant to satisfy the requirements of the Engineering and Construction Services Division;

    a) The owner shall deposit prior to the stamping of the deeds for severance, a certified cheque with the Technical Services as security for the estimated cost of construction and a certified cheque for the 5% engineering review fee of the following works;

    i) Construction of a new 250mm diameter sanitary sewer, approximately 50 metres in length, with a new maintenance hole at the upstream end with the sewer flowing east and connecting into the existing sanitary maintenance hole located in the intersection of Willowdale Avenue and Norton Avenue. Servicing of the three proposed houses with sanitary and domestic water connections. Disconnection of existing water and sanitary connections of the two houses located at 370 and 372 Willowdale Avenue. Restoration of all damaged surfaces. The cost of the above construction is estimated to be $190,000;

    ii) $10,735.00 representing the 5% Engineering review fee of the above construction works.
iii) The owner sign and adhere to the appropriate “Municipal Agreement” document;

b) The owner shall convey to the City, at nominal cost, such lands to be free and clear of all encumbrances, save and except for utility poles and subject to a right-of-way for access purposes in favour of the Grantor until such times as said lands have been laid out and dedicated for public highway purposes:

i) 5.00m corner rounding at the northwest corner of Willowdale Avenue and Norton Avenue. Deeds for these lands, in a satisfactory form, shall be deposited with the City Solicitor and registered by the City prior to the stamping of the deeds for severance. A draft Reference Plan of Survey shall be submitted to the Executive Director of Engineering and Construction Services for review and approval, prior to depositing in the Land Registry Office, in metric units and integrated with the Ontario Co-ordinate System, showing as separate PARTS thereof the lands to be conveyed to the City and the remainder of the site including any appurtenant rights-of-way;

ii) The owner shall pay all costs for registration and preparation of reference plan(s).

11. Subsection 50(3) or (5) or subsection of the Planning Act, as it pertains to the conveyed land and/or consent transaction shall apply.

12. Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96.
NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number: B063/14NY
Owner(s): XIUHUA GUO
Agent: MEHDI HOSSEINI
Property Address: 372 WILLOWDALE AVE
Legal Description: PLAN 2633 S PT LOT 57

Notice was given and the application considered on Thursday, January 22, 2015, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into three parts for the purpose of lot additions. Related Committee of Adjustment files include B062/14NY, A859/14NY, A860/14NY, A861/14NY.

Conveyed - Part 2
Address to be assigned
The frontage is 15.95m and the lot area is 205.436m². Part 2 will be added to Part 1 (severed from B062/14NY, 370 Willowdale Ave.) to create a new building lot fronting Norton Ave. (House A) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A859/14NY.

Conveyed - Part 4
Address to be assigned
The frontage is 15.95m and the lot area is 205.595m². Part 4 will be added to Part 3 (severed from B062/14NY, 370 Willowdale Ave.) to create a new building lot fronting Norton Ave. (House B) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A860/14NY.

Conveyed - Part 6
Address to be assigned
The frontage is 15.95m and the lot area is 205.595m². Part 6 will be added to Part 5 (severed from B062/14NY, 370 Willowdale Ave.) to create a new building lot fronting Norton Ave. (House C) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A861/14NY.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Approved on Condition
The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of new lots as shown on the plan attached to this decision on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office within ONE YEAR of the date of the this Decision:

1. **Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.**

2. **A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4, in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.**

3. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with City Surveyor, Survey & Mapping, Engineering Services.

4. **Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Engineering Services.**

5. **Three copies of the registered reference plan of survey** satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.

6. **The associated minor variance decisions, A859/14NY, A860/14NY & A861/14NY be declared Final and Binding.**

7. **City of Toronto Municipal Code Chapter 813, Article II, City-owned trees**

   (www.toronto.ca/trees/city_trees.htm)

8. **City of Toronto Municipal Code Chapter 813, Article III, Privately-owned trees**

   (www.toronto.ca/trees/private_trees.htm)

9. **Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.**

10. **The applicant to satisfy the requirements of the Engineering and Construction Services Division;**

    a) **The owner shall deposit prior to the stamping of the deeds for severance, a certified cheque with the Technical Services as security for the estimated cost of construction and a certified cheque for the 5% engineering review fee of the following works;**

    i) **Construction of a new 250mm diameter sanitary sewer, approximately 50 metres in length, with a new maintenance hole at the upstream end with the sewer flowing east and connecting into the existing sanitary maintenance hole located in the intersection of Willowdale Avenue and Norton Avenue. Servicing of the three proposed houses with sanitary and domestic water connections. Disconnection of existing water and sanitary connections of the two houses located at 370 and 372 Willowdale Avenue. Restoration of all damaged surfaces. The cost of the above construction is estimated to be $190,000;**

    ii) **$10,735.00 representing the 5% Engineering review fee of the above construction works.**

    iii) **The owner sign and adhere to the appropriate “Municipal Agreement” document;**
b) The owner shall convey to the City, at nominal cost, such lands to be free and clear of all encumbrances, save and except for utility poles and subject to a right-of-way for access purposes in favour of the Grantor until such times as said lands have been laid out and dedicated for public highway purposes:

i) 5.00m corner rounding at the northwest corner of Willowdale Avenue and Norton Avenue. Deeds for these lands, in a satisfactory form, shall be deposited with the City Solicitor and registered by the City prior to the stamping of the deeds for severance. A draft Reference Plan of Survey shall be submitted to the Executive Director of Engineering and Construction Services for review and approval, prior to depositing in the Land Registry Office, in metric units and integrated with the Ontario Co-ordinate System, showing as separate PARTS thereof the lands to be conveyed to the City and the remainder of the site including any appurtenant rights-of-way;

ii) The owner shall pay all costs for registration and preparation of reference plan(s).

11. Subsection 50(3) or (5) or subsection of the Planning Act, as it pertains to the conveyed land and/or consent transaction shall apply.

12. Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96.
WILLOWDALE AVENUE
(By Registered Plan 2633)
PIN 10072-0233 (LI)

RECEIVED
NOV 05 2014

Toronto Building
North York District

PLAN OF SURVEY OF
LOTS 59, 58 & PART OF
REGISTERED PLAN 2633
(CITY OF TORONTO)
(PREVIOUSLY THE CITY OF NORTH YORK)
Thursday, January 22, 2015

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

File Number: A859/14NY
Owner(s): XIUHUA GUO
Agent: MEHDI HOSSEINI
Property Address: 370 WILLOWDALE AVE
Legal Description: PLAN 2633 LOT 59 PT LOT 58

Notice was given and a Public Hearing was held on Thursday, January 22, 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. Committee of Adjustment files B062/14NY, B063/14NY/14NY, A859/14NY, A860/14NY, A861/14NY will be considered jointly

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

1. Chapter 10.5.80.40(3), Zoning By-law No. 569-2013
   (B) Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
   The proposed vehicle access to a parking space is from the front street.

2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

3. Chapter 10.20.30.20(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
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4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

5. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.
6. **Chapter 10.20.40.(3), 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.

7. **Chapter 10.20.40.(3), 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 **to the front porch portion of the dwelling only.**

8. **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.
The proposed height of East side exterior main wall is 8.48m.

9. **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.
The proposed height of West side exterior main wall is 8.1m.

10. **Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15m.
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11. **Section 13.2.2, Zoning By-law No. 7625**
The minimum required lot area is 550m².
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The minimum required West side yard setback is 1.58m.
The proposed West side yard setback is 1.22m.

13. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required East side yard setback is 3.0m.
The proposed East side yard setback is 1.22m **to the front porch portion of the dwelling only and 1.8m for remainder of house.**

14. **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 **32.00%** of the lot area.

15. **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 12.88m.

16. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.

17. **Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.82m.
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 APPROVE the following variance(s):

2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

3. Chapter 10.20.30.20(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

10. Section 13.2.1, Zoning By-law No. 7625
    The minimum required lot frontage is 15m.
    The proposed lot frontage is 12.88m.

11. Section 13.2.2, Zoning By-law No. 7625
    The minimum required lot area is 550m².
    The proposed lot area is 410.76m².

15. 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 12.88m.

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.

It is the decision of the Committee of Adjustment to REFUSE the following variance(s):

1. Chapter 10.5.80.40(3), Zoning By-law No. 569-2013
   (B) Vehicle access to a parking space on a corner lot must be from a flanking street that is
   not a major street.
   The proposed vehicle access to a parking space is from the front street.

4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

5. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.

6. Chapter 10.20.40.70.(3), 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.
7. **Chapter 10.20.40.70.(3), 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 to the front porch portion of the dwelling only.

8. **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.
The proposed height of East side exterior main wall is 8.48m.

9. **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.
The proposed height of West side exterior main wall is 8.1m.

13. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required East side yard setback is 3.0m.
The proposed East side yard setback is 1.22m to the front porch portion of the dwelling only and 1.8m for remainder of house.

14. **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 32.00% of the lot area.

12. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required West side yard setback is 1.58m.
The proposed West side yard setback is 1.22m.

16. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.

17. **Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.82m.

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.

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) Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.
Thursday, January 22, 2015

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

File Number: A860/14NY
Owner(s): XIUHUA GUO
XHUQI ZHANG
Agent: MEHDI HOSSEINI
Property Address: 370 WILLOWDALE AVE
( PARTS 3 & 4)
Legal Description: PLAN 2633 LOT 59 PT LOT 58

Notice was given and a Public Hearing was held on Thursday, January 22, 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. Committee of Adjustment files B062/14NY, B063/14NY/14NY, A859/14NY, A860/14NY, A861/14NY will be considered jointly.

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

1. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

2. Chapter 10.20.30.20(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

3. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

4. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.

5. Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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

7. 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.
The proposed height of East side exterior main wall is 8.19m.

8. 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.
The proposed height of West side exterior main wall is 8.55m.

9. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required West side yard setback is 1.58m.
The proposed West side yard setback is 1.22m.

10. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required East side yard setback is 1.58m.
The proposed East side yard setback is 1.22m.

11. Section 13.2.1, Zoning By-law No. 7625
The minimum required lot frontage is 15m.
The proposed lot frontage is 12.88m.

12. Section 13.2.2, Zoning By-law No. 7625
The minimum required lot area is 550m².
The proposed lot area is 410.76m².

13. 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 32.00% of the lot area.

14. 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 12.88m.

15. Section 13.2.6, Zoning By-law No. 7625
The maximum permitted building height is 8.8m.
The proposed building height is 9.05m.

16. Section 6(30)a, Zoning By-law No. 7625
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.78m.

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 **APPROVE** the following variance(s):

1. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

2. Chapter 10.20.30.20(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

11. Section 13.2.1, Zoning By-law No. 7625
    The minimum required lot frontage is 15m.
    The proposed lot frontage is 12.88m.

12. Section 13.2.2, Zoning By-law No. 7625
    The minimum required lot area is 550m².
    The proposed lot area is 410.76m².

14. 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 12.88m.

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.

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

3. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

4. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.

5. Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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
7. 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.
The proposed height of East side exterior main wall is 8.19m.

8. 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.
The proposed height of West side exterior main wall is 8.55m.

9. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required West side yard setback is 1.58m.
The proposed West side yard setback is 1.22m.

10. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required East side yard setback is 1.58m.
The proposed East side yard setback is 1.22m.

13. 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 32.00% of the lot area.

15. Section 13.2.6, Zoning By-law No. 7625
The maximum permitted building height is 8.8m.
The proposed building height is 9.05m.

16. Section 6(30)a, Zoning By-law No. 7625
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.78m.

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.

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) Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.
NOTICE OF DECISION
MINOR VARIANCE PERMISSION
(Section 45 of the Planning Act)

File Number: A861/14NY
Owner(s): ZHUQI ZHANG
           XIUHUA GUO
Agent: MEHDI HOSSEINI
Property Address: 370 WILLOWDALE AVE
                 (PARTS 5 & 6)
Legal Description: PLAN 2633 LOT 59 PT LOT 58

Notice was given and a Public Hearing was held on Thursday, January 22, 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. Committee of Adjustment files B062/14NY, B063/14NY/14NY, A859/14NY, A860/14NY, A861/14NY will be considered jointly.

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

1. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

2. Chapter 10.20.30.20(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

3. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

4. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.

5. Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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

7. 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.
The proposed height of West side exterior main wall is 8.27m.

8. 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.
The proposed height of East side exterior main wall is 8.27m.

9. Section 13.2.1, Zoning By-law No. 7625
The minimum required lot frontage is 15m.
The proposed lot frontage is 12.88m.

10. Section 13.2.2, Zoning By-law No. 7625
The minimum required lot area is 550m².
The proposed lot area is 410.76m².

11. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required West side yard setback is 1.58m.
The proposed West side yard setback is 1.22m.

12. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required East side yard setback is 1.58m.
The proposed East side yard setback is 1.22m.

13. 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 32.00% of the lot area.

14. 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 12.88m.

15. Section 13.2.6, Zoning By-law No. 7625
The maximum permitted building height is 8.8m.
The proposed building height is 9.09m.

16. Section 6(30)a, Zoning By-law No. 7625
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.82m.

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 APPROVE the following variance(s):
1. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

2. Chapter 10.20.30.20(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

9. Section 13.2.1, Zoning By-law No. 7625
   The minimum required lot frontage is 15m.
   The proposed lot frontage is 12.88m.

10. Section 13.2.2, Zoning By-law No. 7625
    The minimum required lot area is 550m².
    The proposed lot area is 410.76m².

14. 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 12.88m.

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.

It is the decision of the Committee of Adjustment to REFUSE the following variance(s):

3. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

4. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.

5. Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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.

7. 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.
   The proposed height of West side exterior main wall is 8.27m.
8. **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.
The proposed height of East side exterior main wall is 8.27m.

11. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required West side yard setback is 1.58m.
The proposed West side yard setback is 1.22m.

12. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required East side yard setback is 1.58m.
The proposed East side yard setback is 1.22m.

13. **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 32.00% of the lot area.

15. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.09m.

16. **Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.82m.

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.

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](http://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](http://www.toronto.ca/trees/private_trees.htm))

3. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.
Date: April 28, 2015

To: Chair and Committee Members of the Committee of Adjustment
North York District

From: Allen Appleby, Director, Community Planning, North York District

Wards: Ward 23 (Willowdale)

Reference: File No. A0273/15NY
Address: 370 WILLOWDALE AVENUE
Application to be heard: Thursday, May 7, 2015 at 9:30 a.m.

RECOMMENDATION

Should the Committee approve this application, Planning recommends that any approval be subject to the following condition:

1. The proposed dwelling be built in accordance with the east and west elevation drawings, date stamped received by the City of Toronto Planning Division, April 28, 2015.

APPLICATION

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. Previous Committee of Adjustment files include applications B062/14NY, B063/14NY, A859/14NY, A860/14NY, and A861/14NY. The lands were approved on condition for a consent to severe to create three building lots fronting Norton Avenue on January 22, 2015. The requested minor variances to construct the proposed dwellings were refused.

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

1. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

2. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

3. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area: 123.23m².
   The proposed lot coverage is 33.4% of the lot area: 137.37m².

4. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.
5. **Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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.

7. **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.
   The proposed height of east side exterior main wall is 8.19m and the proposed height of west side exterior main wall is 8.55m.

8. **Section 13.2.3(b), Zoning By-law No. 7625**
   The minimum required west side yard setback is 1.58m.
   The proposed west side yard setback is 1.22m.

9. **Section 13.2.3(b), Zoning By-law No. 7625**
   The minimum required east side yard setback is 1.58m.
   The proposed east side yard setback is 1.22m.

10. **Section 13.2.1, Zoning By-law No. 7625**
    The minimum required lot frontage is 15m.
    The proposed lot frontage is 12.88m.

11. **Section 13.2.2, Zoning By-law No. 7625**
    The minimum required lot area is 550m²
    The proposed lot area is 410.76m².

12. **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 33.1% of the lot area.

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 12.88m.

14. **Section 13.2.6, Zoning By-law No. 7625**
    The maximum permitted building height is 8.8m.
    The proposed building height is 9.05m.

15. **Section 6(30)a, Zoning By-law No. 7625**
    The maximum finished first floor height is 1.5m.
    The proposed finished first floor height is 1.78m.
COMMENTS

The subject property is located east of Yonge Street and north of Sheppard Avenue East and is designated Neighbourhoods in the City of Toronto Official Plan. The Official Plan acknowledges that Neighbourhoods, while stable, will be subject to physical change in the form of enhancements, additions, and infill housing. The key policy of the Plan is to ensure that new development will respect and reinforce the existing physical character of the neighbourhood.

Section 4.1 of the Plan outlines the development policies for Neighbourhoods. Policy 4.1.5 states that development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

c) Heights, massing, scale and dwelling type of nearby residential properties.

The Plan affirms that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The applicant proposes to construct a new two-storey detached dwelling with an integral, at grade garage. Staff have reviewed the submitted plans and note that Variance No. 7 for side exterior main wall heights of 8.19 and 8.55 metres is attributed to gabled windows located on the east and west sides of the building. To ensure that the requested main wall height variance remains applicable only to the portion of wall containing the windows, Planning staff recommend that approval of this application be subject to the proposed dwelling being built in accordance with the east and west elevation drawings, date stamped received by the City of Toronto Planning Division, April 28, 2015.

Respectfully submitted,

CONTACT

Carla Tsang, Assistant Planner
Tel: 416-395-7137
Fax: 416-395-7155
E-mail: ctsang@toronto.ca

SIGNATURE

Allen Appleby
Director, Community Planning, North York District

A0273/15NY – 370 WILLOWDALE AVENUE
Mailed on/before: Monday, April 27, 2015

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

MEETING DATE AND TIME: Thursday, May 7, 2015 at 9:30 a.m.

LOCATION: Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number: A0273/15NY
Owner(s): ZHUQI ZHANG
XHUQI ZHANG
Ward: Willowdale (23)

Agent: MEHDI HOSSEINI

Property Address: 370 WILLOWDALE AVE
Community: North York
Legal Description: PLAN 2633 LOT 59 PT LOT 58

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. Previous Committee of Adjustment files include applications B062/14NY, B063/14NY, A859/14NY, A860/14NY, and A861/14NY. The lands were approved on condition for a consent to severe to create three building lots fronting Norton Avenue on January 22, 2015. The requested minor variances to construct the proposed dwellings were refused.

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

1. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

2. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

3. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area: 123.23m².
   The proposed lot coverage is 33.4% of the lot area: 137.37m².

4. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
The proposed front yard setback is 7.0m.

5. **Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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.

7. **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.
The proposed height of east side exterior main wall is 8.19m and the proposed height of west side exterior main wall is 8.55m.

8. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required west side yard setback is 1.58m.
The proposed west side yard setback is 1.22m.

9. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required east side yard setback is 1.58m.
The proposed east side yard setback is 1.22m.

10. **Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15m.
The proposed lot frontage is 12.88m.

11. **Section 13.2.2, Zoning By-law No. 7625**
The minimum required lot area is 550m²
    The proposed lot area is 410.76m².

12. **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 33.1% of the lot area.

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 12.88m.

14. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.05m.

15. **Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.78m.
WILLOWDALE AVENUE
(BY REGISTERED PLAN 2633)

CENTER LINE OF PAVEMENT
PIN 10072-0233 (LT)
FLAT ROOF CALCULATION:
TOTAL ROOF AREA 1727.6 SQFT
FLAT ROOF AREA 424.26 SQFT
ALLOWABLE FLAT ROOF (OCC BY LAW) 25% OF TOTAL ROOF AREA
FLAT ROOF% = 24.56

SCALE 1:100
A05 ROOF PLAN
NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number: B062/14NY
Owner(s): ZHUQI ZHANG
XHUQI ZHANG
Agent: MEHDI HOSSEINI
Property Address: 370 WILLOWDALE AVE
Legal Description: PLAN 2633 LOT 59 PT LOT 58

Notice was given and the application considered on Thursday, January 22, 2015, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into three parts for the purpose of lot additions. Related Committee of Adjustment files include B063/14NY/14NY, A859/14NY, A860/14NY, A861/14NY.

**Conveyed - Part 1**
Address to be assigned
The frontage is 15.95m and the lot area is 205.436m². Part 1 will be added to Part 2 severed from B063/14NY to create a new building lot fronting Norton Ave. (House A) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A859/14NY.

**Conveyed - Part 3**
Address to be assigned
The frontage is 15.95m and the lot area is 205.595m². Part 3 will be added to Part 4 severed from B063/14NY to create a new building lot fronting Norton Ave. (House B) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A860/14NY.

**Conveyed - Parts 5**
Address to be assigned
The frontage is 15.95m and the lot area is 205.595m². Part 5 will be added to Part 6 severed from B063/14NY to create a new building lot fronting Norton Ave. (House C) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A861/14NY.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Approved on Condition
The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of new lots as shown on the plan attached to this decision on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office within ONE YEAR of the date of the this Decision:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.

2. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4, in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.

3. Two copies of the registered reference plan of survey integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with City Surveyor, Survey & Mapping, Engineering Services.

4. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Engineering Services.

5. Three copies of the registered reference plan of survey satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.

6. The associated minor variance decisions, A859/14NY, A860/14NY & A861/14NY be declared Final and Binding.

7. City of Toronto Municipal Code Chapter 813, Article II, City-owned trees
   (www.toronto.ca/trees/city_trees.htm)

8. City of Toronto Municipal Code Chapter 813, Article III, Privately-owned trees
   (www.toronto.ca/trees/private_trees.htm)

9. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.

10. The applicant to satisfy the requirements of the Engineering and Construction Services Division;

    a)The owner shall deposit prior to the stamping of the deeds for severance, a certified cheque with the Technical Services as security for the estimated cost of construction and a certified cheque for the 5% engineering review fee of the following works;

       i) Construction of a new 250mm diameter sanitary sewer, approximately 50 metres in length, with a new maintenance hole at the upstream end with the sewer flowing east and connecting into the existing sanitary maintenance hole located in the intersection of Willowdale Avenue and Norton Avenue. Servicing of the three proposed houses with sanitary and domestic water connections. Disconnection of existing water and sanitary connections of the two houses located at 370 and 372 Willowdale Avenue. Restoration of all damaged surfaces. The cost of the above construction is estimated to be $190,000;

       ii) $10,735.00 representing the 5% Engineering review fee of the above construction works.
iii) The owner sign and adhere to the appropriate “Municipal Agreement” document;

b) The owner shall convey to the City, at nominal cost, such lands to be free and clear of all encumbrances, save and except for utility poles and subject to a right-of-way for access purposes in favour of the Grantor until such times as said lands have been laid out and dedicated for public highway purposes:

i) 5.00m corner rounding at the northwest corner of Willowdale Avenue and Norton Avenue. Deeds for these lands, in a satisfactory form, shall be deposited with the City Solicitor and registered by the City prior to the stamping of the deeds for severance. A draft Reference Plan of Survey shall be submitted to the Executive Director of Engineering and Construction Services for review and approval, prior to depositing in the Land Registry Office, in metric units and integrated with the Ontario Co-ordinate System, showing as separate PARTS thereof the lands to be conveyed to the City and the remainder of the site including any appurtenant rights-of-way;

ii) The owner shall pay all costs for registration and preparation of reference plan(s).

11. Subsection 50(3) or (5) or subsection of the Planning Act, as it pertains to the conveyed land and/or consent transaction shall apply.

12. Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96.
WILLOWDALE AVENUE
(BY REGISTERED PLAN 2633)
PIN 10077-0185 (L3)
NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number: B063/14NY
Owner(s): XIUHUA GUO
Agent: MEHDI HOSSEINI
Property Address: 372 WILLOWDALE AVE
Legal Description: PLAN 2633 S PT LOT 57

Notice was given and the application considered on Thursday, January 22, 2015, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into three parts for the purpose of lot additions. Related Committee of Adjustment files include B062/14NY/14NY, A859/14NY, A860/14NY, A861/14NY.

Conveyed - Part 2
Address to be assigned
The frontage is 15.95m and the lot area is 205.436m². Part 2 will be added to Part 1 (severed from B062/14NY, 370 Willowdale Ave.) to create a new building lot fronting Norton Ave. (House A) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A859/14NY.

Conveyed - Part 4
Address to be assigned
The frontage is 15.95m and the lot area is 205.595m². Part 4 will be added to Part 3 (severed from B062/14NY, 370 Willowdale Ave.) to create a new building lot fronting Norton Ave. (House B) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A860/14NY.

Conveyed - Part 6
Address to be assigned
The frontage is 15.95m and the lot area is 205.595m². Part 6 will be added to Part 5 (severed from B062/14NY, 370 Willowdale Ave.) to create a new building lot fronting Norton Ave. (House C) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A861/14NY.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Approved on Condition
The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of new lots as shown on the plan attached to this decision on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office within ONE YEAR of the date of the this Decision:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.

2. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4, in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.

3. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with City Surveyor, Survey & Mapping, Engineering Services.

4. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Engineering Services.

5. **Three copies of the registered reference plan of survey** satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.

6. The associated minor variance decisions, A859/14NY, A860/14NY & A861/14NY be declared Final and Binding.

7. City of Toronto Municipal Code Chapter 813, Article II, City-owned trees
   (www.toronto.ca/trees/city_trees.htm)

8. City of Toronto Municipal Code Chapter 813, Article III, Privately-owned trees
   (www.toronto.ca/trees/private_trees.htm)

9. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.

10. The applicant to satisfy the requirements of the Engineering and Construction Services Division;

   a) The owner shall deposit prior to the stamping of the deeds for severance, a certified cheque with the Technical Services as security for the estimated cost of construction and a certified cheque for the 5% engineering review fee of the following works;

   i) Construction of a new 250mm diameter sanitary sewer, approximately 50 metres in length, with a new maintenance hole at the upstream end with the sewer flowing east and connecting into the existing sanitary maintenance hole located in the intersection of Willowdale Avenue and Norton Avenue. Servicing of the three proposed houses with sanitary and domestic water connections. Disconnection of existing water and sanitary connections of the two houses located at 370 and 372 Willowdale Avenue. Restoration of all damaged surfaces. The cost of the above construction is estimated to be $190,000;

   ii) $10,735.00 representing the 5% Engineering review fee of the above construction works.

   iii) The owner sign and adhere to the appropriate “Municipal Agreement” document;
b) The owner shall convey to the City, at nominal cost, such lands to be free and clear of all encumbrances, save and except for utility poles and subject to a right-of-way for access purposes in favour of the Grantor until such times as said lands have been laid out and dedicated for public highway purposes:

i) 5.00m corner rounding at the northwest corner of Willowdale Avenue and Norton Avenue. Deeds for these lands, in a satisfactory form, shall be deposited with the City Solicitor and registered by the City prior to the stamping of the deeds for severance. A draft Reference Plan of Survey shall be submitted to the Executive Director of Engineering and Construction Services for review and approval, prior to depositing in the Land Registry Office, in metric units and integrated with the Ontario Co-ordinate System, showing as separate PARTS thereof the lands to be conveyed to the City and the remainder of the site including any appurtenant rights-of-way;

ii) The owner shall pay all costs for registration and preparation of reference plan(s).

11. Subsection 50(3) or (5) or subsection of the Planning Act, as it pertains to the conveyed land and/or consent transaction shall apply.

12. Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96.
Thursday, January 22, 2015

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

File Number: A859/14NY
Owner(s): XIUHUA GUO, XHUQI ZHANG
Agent: MEHD1 HOSSEINI
Property Address: 370 WILLOWDALE AVE (PARTS 1 & 2)
Legal Description: PLAN 2633 LOT 59 PT LOT 58

Notice was given and a Public Hearing was held on Thursday, January 22, 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. Committee of Adjustment files B062/14NY, B063/14NY/I4NY, A859/14NY, A860/14NY, A861/14NY will be considered jointly

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

1. Chapter 10.5.80.40(3), Zoning By-law No. 569-2013
   (B) Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
   The proposed vehicle access to a parking space is from the front street.

2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

3. Chapter 10.20.30.20(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

5. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.
6. Chapter 10.20.40.70.(3), 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.

7. Chapter 10.20.40.70.(3), 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 to the front porch portion of the dwelling only.

8. 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.
   The proposed height of East side exterior main wall is 8.48m.

9. 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.
   The proposed height of West side exterior main wall is 8.1m.

10. Section 13.2.1, Zoning By-law No. 7625
    The minimum required lot frontage is 15m.
    The proposed lot frontage is 12.88m.

11. Section 13.2.2, Zoning By-law No. 7625
    The minimum required lot area is 550m².
    The proposed lot area is 410.76m².

12. Section 13.2.3(b), Zoning By-law No. 7625
    The minimum required West side yard setback is 1.58m.
    The proposed West side yard setback is 1.22m.

13. Section 13.2.3(b), Zoning By-law No. 7625
    The minimum required East side yard setback is 3.0m.
    The proposed East side yard setback is 1.22m to the front porch portion of the dwelling only and 1.8m for remainder of house.

14. 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 32.00% of the lot area.

15. 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 12.88m.

16. Section 13.2.6, Zoning By-law No. 7625
    The maximum permitted building height is 8.8m.
    The proposed building height is 9.1m.

17. Section 6(30)a, Zoning By-law No. 7625
    The maximum finished first floor height is 1.5m.
    The proposed finished first floor height is 1.82m.
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 APPROVE the following variance(s):

2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

3. Chapter 10.20.30.20(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

10. Section 13.2.1, Zoning By-law No. 7625
    The minimum required lot frontage is 15m.
    The proposed lot frontage is 12.88m.

11. Section 13.2.2, Zoning By-law No. 7625
    The minimum required lot area is 550m².
    The proposed lot area is 410.76m².

15. 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 12.88m.

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.

It is the decision of the Committee of Adjustment to REFUSE the following variance(s):

1. Chapter 10.5.80.40(3), Zoning By-law No. 569-2013
   (B) Vehicle access to a parking space on a corner lot must be from a flanking street that is
   not a major street.
   The proposed vehicle access to a parking space is from the front street.

4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

5. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.

6. Chapter 10.20.40.70.(3), 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.
7. Chapter 10.20.40.70.(3), 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 to the front porch portion of the dwelling only.

8. 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.
The proposed height of East side exterior main wall is 8.48m.

9. 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.
The proposed height of West side exterior main wall is 8.1m.

10. Chapter 10.20.40.10(3), 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 to the front porch portion of the dwelling only and 1.8m for remainder of house.

11. 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 32.00% of the lot area.

12. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required West side yard setback is 1.58m.
The proposed West side yard setback is 1.22m.

13. Section 13.2.6, Zoning By-law No. 7625
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.

14. Section 6(30)a, Zoning By-law No. 7625
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.82m.

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.

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) Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.
NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number: A860/14NY
Owner(s): XIUHUA GUO
Agent: MEHDI HOSSEINI
Property Address: 370 WILLOWDALE AVE
Legal Description: PLAN 2633 LOT 59 PT LOT 58

Notice was given and a Public Hearing was held on Thursday, January 22, 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. Committee of Adjustment files B062/14NY, B063/14NY/14NY, A859/14NY, A860/14NY, A861/14NY will be considered jointly.

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

1. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

2. Chapter 10.20.30.20(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

3. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

4. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.

5. Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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

7. 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.
The proposed height of East side exterior main wall is 8.19m.

8. 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.
The proposed height of West side exterior main wall is 8.55m.

9. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required West side yard setback is 1.58m.
The proposed West side yard setback is 1.22m.

10. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required East side yard setback is 1.58m.
The proposed East side yard setback is 1.22m.

11. Section 13.2.1, Zoning By-law No. 7625
The minimum required lot frontage is 15m.
The proposed lot frontage is 12.88m.

12. Section 13.2.2, Zoning By-law No. 7625
The minimum required lot area is 550m².
The proposed lot area is 410.76m².

13. 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 32.00% of the lot area.

14. 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 12.88m.

15. Section 13.2.6, Zoning By-law No. 7625
The maximum permitted building height is 8.8m.
The proposed building height is 9.05m.

16. Section 6(30)a, Zoning By-law No. 7625
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.78m.

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 **APPROVE** the following variance(s):

1. **Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
   The required minimum lot area is 550m$^2$.
   The proposed lot area is 410.76m$^2$.

2. **Chapter 10.20.30.20(1), Zoning By-law No. 569-2013**
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

11. **Section 13.2.1, Zoning By-law No. 7625**
    The minimum required lot frontage is 15m.
    The proposed lot frontage is 12.88m.

12. **Section 13.2.2, Zoning By-law No. 7625**
    The minimum required lot area is 550m$^2$.
    The proposed lot area is 410.76m$^2$.

14. **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 12.88m.

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.

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

3. **Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

4. **Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013**
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.

5. **Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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.
7. 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.
The proposed height of East side exterior main wall is 8.19m.

8. 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.
The proposed height of West side exterior main wall is 8.55m.

9. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required West side yard setback is 1.58m.
The proposed West side yard setback is 1.22m.

10. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required East side yard setback is 1.58m.
The proposed East side yard setback is 1.22m.

13. 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 32.00% of the lot area.

15. Section 13.2.6, Zoning By-law No. 7625
The maximum permitted building height is 8.8m.
The proposed building height is 9.05m.

16. Section 6(30)a, Zoning By-law No. 7625
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.78m.

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.

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) Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.
NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number: A861/14NY
Owner(s): ZHUQI ZHANG XIUHUA GUO
Agent: MEHDI HOSSEINI
Property Address: 370 WILLOWDALE AVE (PARTS 5 & 6)
Legal Description: PLAN 2633 LOT 59 PT LOT 58

Notice was given and a Public Hearing was held on Thursday, January 22, 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. Committee of Adjustment files B062/14NY, B063/14NY/I4NY, A859/14NY, A860/14NY, A861/14NY will be considered jointly.

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

1. **Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
The required minimum lot area is 550m².
The proposed lot area is 410.76m².

2. **Chapter 10.20.30.20(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 15m.
The proposed lot frontage is 12.88m.

3. **Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32.00% of the lot area.

4. **Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 8.21m.
The proposed front yard setback is 7.0m.

5. **Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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.

7. 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.
   The proposed height of West side exterior main wall is 8.27m.

8. 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.
   The proposed height of East side exterior main wall is 8.27m.

9. Section 13.2.1, Zoning By-law No. 7625
   The minimum required lot frontage is 15m.
   The proposed lot frontage is 12.88m.

10. Section 13.2.2, Zoning By-law No. 7625
    The minimum required lot area is 550m².
    The proposed lot area is 410.76m².

11. Section 13.2.3(b), Zoning By-law No. 7625
    The minimum required West side yard setback is 1.58m.
    The proposed West side yard setback is 1.22m.

12. Section 13.2.3(b), Zoning By-law No. 7625
    The minimum required East side yard setback is 1.58m.
    The proposed East side yard setback is 1.22m.

13. 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 32.00% of the lot area.

14. 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 12.88m.

15. Section 13.2.6, Zoning By-law No. 7625
    The maximum permitted building height is 8.8m.
    The proposed building height is 9.09m.

16. Section 6(30)a, Zoning By-law No. 7625
    The maximum finished first floor height is 1.5m.
    The proposed finished first floor height is 1.82m.

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 APPROVE the following variance(s):
1. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

2. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

9. Section 13.2.1, Zoning By-law No. 7625
   The minimum required lot frontage is 15m.
   The proposed lot frontage is 12.88m.

10. Section 13.2.2, Zoning By-law No. 7625
    The minimum required lot area is 550m².
    The proposed lot area is 410.76m².

14. 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 12.88m.

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.

It is the decision of the Committee of Adjustment to REFUSE the following variance(s):

3. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

4. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.

5. Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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.

7. 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.
   The proposed height of West side exterior main wall is 8.27m.
8. **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.
The proposed height of East side exterior main wall is 8.27m.

11. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required West side yard setback is 1.58m.
The proposed West side yard setback is 1.22m.

12. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required East side yard setback is 1.58m.
The proposed East side yard setback is 1.22m.

13. **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 32.00% of the lot area.

15. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.09m.

16. **Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.82m.

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.

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](http://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](http://www.toronto.ca/trees/private_trees.htm))

3) Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.
STAFF REPORT
Committee of Adjustment
Application

Date: April 28, 2015

To: Chair and Committee Members of the Committee of Adjustment
North York District

From: Allen Appleby, Director, Community Planning, North York District

Wards: Ward 23 (Willowdale)

Reference: File No. A0274/15NY
Address: 370 WILLOWDALE AVENUE
Application to be heard: Thursday, May 7, 2015 at 9:30 a.m.

RECOMMENDATION

Should the Committee approve this application, Planning recommends that any approval be subject to the following condition:

1. The proposed dwelling be built in accordance with the east and west elevation drawings, date stamped received by the City of Toronto Planning Division, April 28, 2015.

APPLICATION

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. Previous Committee of Adjustment files include applications B062/14NY, B063/14NY, A859/14NY, A860/14NY, and A861/14NY. The lands were approved on condition for a consent to severe to create three building lots fronting Norton Avenue on January 22, 2015. The requested minor variances to construct the proposed dwellings were refused.

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

1. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

2. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

3. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area: 123.23m².
   The proposed lot coverage is 33.4% of the lot area: 137.37m².

4. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.
5. **Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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.

7. **Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.2m.

8. **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.
The proposed height of the west side exterior main wall is 8.27m and the proposed height of the east side exterior main wall is 8.27m.

9. **Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15m.
The proposed lot frontage is 12.88m.

10. **Section 13.2.2, Zoning By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 410.76m².

11. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required west side yard setback is 1.58m.
The proposed west side yard setback is 1.22m.

12. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required east side yard setback is 1.58m.
The proposed east side yard setback is 1.22m.

13. **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 33.1% of the lot area.

14. **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 12.88m.

15. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.09m.

16. **Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.82m.

Staff Report Committee of Adjustment Application 2
COMMENTS

The subject property is located east of Yonge Street and north of Sheppard Avenue East and is designated Neighbourhoods in the City of Toronto Official Plan. The Official Plan acknowledges that Neighbourhoods, while stable, will be subject to physical change in the form of enhancements, additions, and infill housing. The key policy of the Plan is to ensure that new development will respect and reinforce the existing physical character of the neighbourhood.

Section 4.1 of the Plan outlines the development policies for Neighbourhoods. Policy 4.1.5 states that development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

c) Heights, massing, scale and dwelling type of nearby residential properties.

The Plan affirms that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The applicant proposes to construct a new two-storey detached dwelling with an integral, at grade garage. Staff have reviewed the submitted plans and note that Variance No. 8 for a side exterior main wall height of 8.27 metres is attributed to gabled windows located on the east and west sides of the building. To ensure that the requested main wall height variance remains applicable only to the portion of wall containing the windows, Planning staff recommend that approval of this application be subject to the proposed dwelling being built in accordance with the east and west elevation drawings, date stamped received by the City of Toronto Planning Division, April 28, 2015.

Respectfully submitted,

CONTACT

Carla Tsang, Assistant Planner
Tel: 416-395-7137
Fax: 416-395-7155
E-mail: ctsang@toronto.ca

SIGNATURE

Allen Appleby
Director, Community Planning, North York District

A0274/15NY – 370 WILLOWDALE AVENUE

Staff Report Committee of Adjustment Application
PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

MEETING DATE AND TIME: Thursday, May 7, 2015 at 9:30 a.m.

LOCATION: Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number: A0274/15NY
Owner(s): ZHUQI ZHANG
Agent: MEHDI HOSSEINI
Property Address: 370 WILLOWDALE AVE
Legal Description: PLAN 2633 LOT 59 PT LOT 58

Zoning: R4/RD(f15.0; a550)(ZR)
Ward: Willowdale (23)
Community: North York

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. Previous Committee of Adjustment files include applications B062/14NY, B063/14NY, A859/14NY, A860/14NY, and A861/14NY. The lands were approved on condition for a consent to severe to create three building lots fronting Norton Avenue on January 22, 2015. The requested minor variances to construct the proposed dwellings were refused.

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

1. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

2. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

3. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area: 123.23m².
   The proposed lot coverage is 33.4% of the lot area: 137.37m².

4. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
The required minimum front yard setback is 8.21m.
The proposed front yard setback is 7.0m.

5. Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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.

7. Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.2m.

8. 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.
The proposed height of the west side exterior main wall is 8.27m and the proposed height of the east side exterior main wall is 8.27m.

9. Section 13.2.1, Zoning By-law No. 7625
The minimum required lot frontage is 15m.
The proposed lot frontage is 12.88m.

10. Section 13.2.2, Zoning By-law No. 7625
The minimum required lot area is 550m².
The proposed lot area is 410.76m².

11. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required west side yard setback is 1.58m.
The proposed west side yard setback is 1.22m.

12. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required east side yard setback is 1.58m.
The proposed east side yard setback is 1.22m.

13. 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 33.1% of the lot area.

14. 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 12.88m.

15. Section 13.2.6, Zoning By-law No. 7625
The maximum permitted building height is 8.8m.
The proposed building height is 9.09m.

16. Section 6(30)a, Zoning By-law No. 7625
The maximum finished first floor height is 1.5m.  
The proposed finished first floor height is 1.82m.
SURVEYORS
REAL PROPERTY REPORT
PART 1: PLAN OF LOTS 5958 & PART OF LOT 57
REGISTERED PLAN 2633
CITY OF TORONTO (LOPFERLY CITY OF ORTHYCR 7.5 SCALE 1/300
MITSCH & AZIZ, O.L.S.

REPORT
THIS REPORT WAS PHASED FOR USE
END THE UNDERSTANDING ACCEPTS NO RESPONSIBILITY FOR
BOUNDARIES.

TITIE SEARCH INDICATES NO 0650, 0675 OR UGH' SE WETS RFY3STFPED OR HOLE ZONING
NO500SITGATCULMUiR RESPECT TO MUNICIPAL
20*1MG80 tAR HAS BEEN FOR THE SIJBLCT PROPERTY
(PROPERPES) ENCROACHMENTS. PLEASE NOTE THE P001TH SE THE FENCES IN 605.800*1 TO TOE SUJTHEHLV.

SURVEYORS CERTIFICATE
ICERTIF'THAT; TAlE SCORES 11010BLEW EWE CORRECT AND IN ACCORDANCE WITLI THE01101015 ACT.
1060 SI.8'LETORS 601 5601115 REGI'LAI11015 MAOE UNDERLIEI

23rd 08" OF JULY. 2074 • 0130 I.R. 2014

MITSCHE & AZIZ INC.
FLAT ROOF CALCULATION:

TOTAL ROOF AREA: 1727.8 SF
FLAT ROOF AREA: 429.28 SF
ALLOWABLE FLAT ROOFLOAD BY LAW: 35# OF TOTAL ROOF AREA
FLAT ROOF= 24.5#
SCALE 1:100

A07 REAR ELEVATION
SCALE 1:100

A08 EAST ELEVATION
Thursday, January 22, 2015

NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number: B062/14NY
Owner(s): ZHUQI ZHANG
Agent: MEHDI HOSSEINI
Property Address: 370 WILLOWDALE AVE
Legal Description: PLAN 2633 LOT 59 PT LOT 58

Notice was given and the application considered on Thursday, January 22, 2015, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into three parts for the purpose of lot additions. Related Committee of Adjustment files include B063/14NY/14NY, A859/14NY, A860/14NY, A861/14NY.

Conveyed - Part 1
Address to be assigned
The frontage is 15.95m and the lot area is 205.436m². Part 1 will be added to Part 2 severed from B063/14NY to create a new building lot fronting Norton Ave. (House A) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning Bylaw, as outlined in Application A859/14NY.

Conveyed - Part 3
Address to be assigned
The frontage is 15.95m and the lot area is 205.595m². Part 3 will be added to Part 4 severed from B063/14NY to create a new building lot fronting Norton Ave. (House B) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning Bylaw, as outlined in Application A860/14NY.

Conveyed - Parts 5
Address to be assigned
The frontage is 15.95m and the lot area is 205.595m². Part 5 will be added to Part 6 severed from B063/14NY to create a new building lot fronting Norton Ave. (House C) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning Bylaw, as outlined in Application A861/14NY.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Approved on Condition
The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of new lots as shown on the plan attached to this decision on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office within ONE YEAR of the date of the this Decision:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.

2. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4, in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.

3. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with City Surveyor, Survey & Mapping, Engineering Services.

4. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Engineering Services.

5. **Three copies of the registered reference plan of survey** satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.

6. The associated minor variance decisions, A859/14NY, A860/14NY & A861/14NY be declared Final and Binding.

7. City of Toronto Municipal Code Chapter 813, Article II, City-owned trees
   ([www.toronto.ca/trees/city_trees.htm])

8. City of Toronto Municipal Code Chapter 813, Article III, Privately-owned trees
   ([www.toronto.ca/trees/private_trees.htm])

9. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.

10. The applicant to satisfy the requirements of the Engineering and Construction Services Division;

    a) The owner shall deposit prior to the stamping of the deeds for severance, a certified cheque with the Technical Services as security for the estimated cost of construction and a certified cheque for the 5% engineering review fee of the following works;

    i) Construction of a new 250mm diameter sanitary sewer, approximately 50 metres in length, with a new maintenance hole at the upstream end with the sewer flowing east and connecting into the existing sanitary maintenance hole located in the intersection of Willowdale Avenue and Norton Avenue. Servicing of the three proposed houses with sanitary and domestic water connections. Disconnection of existing water and sanitary connections of the two houses located at 370 and 372 Willowdale Avenue. Restoration of all damaged surfaces. The cost of the above construction is estimated to be $190,000;

    ii) $10,735.00 representing the 5% Engineering review fee of the above construction works.
iii) The owner sign and adhere to the appropriate “Municipal Agreement” document;

b) The owner shall convey to the City, at nominal cost, such lands to be free and clear of all encumbrances, save and except for utility poles and subject to a right-of-way for access purposes in favour of the Grantor until such times as said lands have been laid out and dedicated for public highway purposes:

i) 5.00m corner rounding at the northwest corner of Willowdale Avenue and Norton Avenue. Deeds for these lands, in a satisfactory form, shall be deposited with the City Solicitor and registered by the City prior to the stamping of the deeds for severance. A draft Reference Plan of Survey shall be submitted to the Executive Director of Engineering and Construction Services for review and approval, prior to depositing in the Land Registry Office, in metric units and integrated with the Ontario Co-ordinate System, showing as separate PARTS thereof the lands to be conveyed to the City and the remainder of the site including any appurtenant rights-of-way;

ii) The owner shall pay all costs for registration and preparation of reference plan(s).

11. Subsection 50(3) or (5) or subsection of the Planning Act, as it pertains to the conveyed land and/or consent transaction shall apply.

12. Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96.
WILLLOWDALE AVENUE
(BY REGISTERED PLAN 2633)
PIN 10072-0233 (LT)

REGISTERED PLAN 2633
LOT 59 — LOT 58 — LOT 57
PIN 10077-6166 (LT)
PIN 10077-6168 (LT)
PIN 10077-6177

PART 6
AREA= 13680.00 SQ. M.

PART 7
AREA= 24180.00 SQ. M.

PART 8
AREA= 13680.00 SQ. M.

PART 9
AREA= 24180.00 SQ. M.

PART 10
AREA= 13680.00 SQ. M.

PART 11
AREA= 24180.00 SQ. M.

LOT 59 — LOT 58 — LOT 57

PLAN OF SURVEY OF
LLOTS 59-55 & PART OF LOT 1
REGISTRERD PLAN 2633
CITY OF TORONTO

RECEIVED
NOV 05 2014

Toronto Building
North York District
Notice was given and the application considered on Thursday, January 22, 2015, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into three parts for the purpose of lot additions. Related Committee of Adjustment files include B062/14NY, A859/14NY, A860/14NY, A861/14NY.

Conveyed - Part 2
Address to be assigned
The frontage is 15.95m and the lot area is 205.436m². Part 2 will be added to Part 1 (severed from B062/14NY, 370 Willowdale Ave.) to create a new building lot fronting Norton Ave. (House A) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A859/14NY.

Conveyed - Part 4
Address to be assigned
The frontage is 15.95m and the lot area is 205.595m². Part 4 will be added to Part 3 (severed from B062/14NY, 370 Willowdale Ave.) to create a new building lot fronting Norton Ave. (House B) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A860/14NY.

Conveyed - Part 6
Address to be assigned
The frontage is 15.95m and the lot area is 205.595m². Part 6 will be added to Part 5 (severed from B062/14NY, 370 Willowdale Ave.) to create a new building lot fronting Norton Ave. (House C) with a frontage of 12.88m and a lot area of 410.76m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A861/14NY.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Approved on Condition
The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of new lots as shown on the plan attached to this decision on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office within ONE YEAR of the date of the this Decision:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.

2. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4, in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.

3. Two copies of the registered reference plan of survey integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with City Surveyor, Survey & Mapping, Engineering Services.

4. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Engineering Services.

5. Three copies of the registered reference plan of survey satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.

6. The associated minor variance decisions, A859/14NY, A860/14NY & A861/14NY be declared Final and Binding.

7. City of Toronto Municipal Code Chapter 813, Article II, City-owned trees
   (www.toronto.ca/trees/city_trees.htm)

8. City of Toronto Municipal Code Chapter 813, Article III, Privately-owned trees
   (www.toronto.ca/trees/private_trees.htm)

9. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.

10. The applicant to satisfy the requirements of the Engineering and Construction Services Division;

   a) The owner shall deposit prior to the stamping of the deeds for severance, a certified cheque with the Technical Services as security for the estimated cost of construction and a certified cheque for the 5% engineering review fee of the following works;

   i) Construction of a new 250mm diameter sanitary sewer, approximately 50 metres in length, with a new maintenance hole at the upstream end with the sewer flowing east and connecting into the existing sanitary maintenance hole located in the intersection of Willowdale Avenue and Norton Avenue. Servicing of the three proposed houses with sanitary and domestic water connections. Disconnection of existing water and sanitary connections of the two houses located at 370 and 372 Willowdale Avenue. Restoration of all damaged surfaces. The cost of the above construction is estimated to be $190,000;

   ii) $10,735.00 representing the 5% Engineering review fee of the above construction works.

   iii) The owner sign and adhere to the appropriate “Municipal Agreement” document;
b) The owner shall convey to the City, at nominal cost, such lands to be free and clear of all encumbrances, save and except for utility poles and subject to a right-of-way for access purposes in favour of the Grantor until such times as said lands have been laid out and dedicated for public highway purposes:

i) 5.00m corner rounding at the northwest corner of Willowdale Avenue and Norton Avenue. Deeds for these lands, in a satisfactory form, shall be deposited with the City Solicitor and registered by the City prior to the stamping of the deeds for severance. A draft Reference Plan of Survey shall be submitted to the Executive Director of Engineering and Construction Services for review and approval, prior to depositing in the Land Registry Office, in metric units and integrated with the Ontario Co-ordinate System, showing as separate PARTS thereof the lands to be conveyed to the City and the remainder of the site including any appurtenant rights-of-way;

ii) The owner shall pay all costs for registration and preparation of reference plan(s).

11. Subsection 50(3) or (5) or subsection of the Planning Act, as it pertains to the conveyed land and/or consent transaction shall apply.

12. Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96.
Thursday, January 22, 2015

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

File Number: A859/14NY
Owner(s): XIUHUA GUO
Agent: MEHDI HOSSEINI
Property Address: 370 WILLOWDALE AVE
Legal Description: PLAN 2633 LOT 59 PT LOT 58

Notice was given and a Public Hearing was held on Thursday, January 22, 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. Committee of Adjustment files B062/14NY, B063/14NY, A859/14NY, A860/14NY, A861/14NY will be considered jointly

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

1. Chapter 10.5.80.40(3), Zoning By-law No. 569-2013
   (B) Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
   The proposed vehicle access to a parking space is from the front street.

2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

3. Chapter 10.20.30.20(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

5. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.
6. Chapter 10.20.40.70.(3), 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.

7. Chapter 10.20.40.70.(3), 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 to the front porch portion of the dwelling only.

8. 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.
   The proposed height of East side exterior main wall is 8.48m.

9. 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.
   The proposed height of West side exterior main wall is 8.1m.

10. Section 13.2.1, Zoning By-law No. 7625
    The minimum required lot frontage is 15m.
    The proposed lot frontage is 12.88m.

11. Section 13.2.2, Zoning By-law No. 7625
    The minimum required lot area is 550m².
    The proposed lot area is 410.76m².

12. Section 13.2.3(b), Zoning By-law No. 7625
    The minimum required West side yard setback is 1.58m.
    The proposed West side yard setback is 1.22m.

13. Section 13.2.3(b), Zoning By-law No. 7625
    The minimum required East side yard setback is 3.0m.
    The proposed East side yard setback is 1.22m to the front porch portion of the dwelling only and 1.8m for remainder of house.

14. 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 32.00% of the lot area.

15. 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 12.88m.

16. Section 13.2.6, Zoning By-law No. 7625
    The maximum permitted building height is 8.8m.
    The proposed building height is 9.1m.

17. Section 6(30)a, Zoning By-law No. 7625
    The maximum finished first floor height is 1.5m.
    The proposed finished first floor height is 1.82m.
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 APPROVE the following variance(s):

2. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².  
   The proposed lot area is 410.76m².

3. Chapter 10.20.30.20(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m. 
   The proposed lot frontage is 12.88m.

10. Section 13.2.1, Zoning By-law No. 7625
    The minimum required lot frontage is 15m. 
    The proposed lot frontage is 12.88m.

11. Section 13.2.2, Zoning By-law No. 7625
    The minimum required lot area is 550m².  
    The proposed lot area is 410.76m².

15. Section 6(8), Zoning By-law No. 7625
    The minimum required 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 12.88m.

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.

It is the decision of the Committee of Adjustment to REFUSE the following variance(s):

1. Chapter 10.5.80.40(3), Zoning By-law No. 569-2013
   (B) Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
   The proposed vehicle access to a parking space is from the front street.

4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

5. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.

6. Chapter 10.20.40.70.(3), 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.
7. Chapter 10.20.40.70.(3), 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 to the front porch portion of the dwelling only.

8. 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.
The proposed height of East side exterior main wall is 8.48m.

9. 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.
The proposed height of West side exterior main wall is 8.1m.

13. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required East side yard setback is 3.0m.
The proposed East side yard setback is 1.22m to the front porch portion of the dwelling only and 1.8m for remainder of house.

14. 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 32.00% of the lot area.

12. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required West side yard setback is 1.58m.
The proposed West side yard setback is 1.22m.

16. Section 13.2.6, Zoning By-law No. 7625
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.

17. Section 6(30)a, Zoning By-law No. 7625
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.82m.

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.

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) Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.
Thursday, January 22, 2015

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

File Number: A860/14NY Zoning R4/RD(fl 5.0;a550)(ZR)
Owner(s): XIUHUA GUO Ward: Willowdale (23)
XHUQI ZHANG
Agent: MEHDI HOSSEINI
Property Address: 370 WILLOWDALE AVE Community: North York
(PARTS 3 & 4)
Legal Description: PLAN 2633 LOT 59 PT LOT 58

Notice was given and a Public Hearing was held on Thursday, January 22, 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. Committee of Adjustment files B062/14NY, B063/14NY/14NY, A859/14NY, A860/14NY, A861/14NY will be considered jointly.

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

1. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

2. Chapter 10.20.30.20(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

3. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

4. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.

5. Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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.

7. 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.
The proposed height of East side exterior main wall is 8.19m.

8. 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.
The proposed height of West side exterior main wall is 8.55m.

9. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required West side yard setback is 1.58m.
The proposed West side yard setback is 1.22m.

10. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required East side yard setback is 1.58m.
The proposed East side yard setback is 1.22m.

11. Section 13.2.1, Zoning By-law No. 7625
The minimum required lot frontage is 15m.
The proposed lot frontage is 12.88m.

12. Section 13.2.2, Zoning By-law No. 7625
The minimum required lot area is 550m².
The proposed lot area is 410.76m².

13. 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 32.00% of the lot area.

14. 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 12.88m.

15. Section 13.2.6, Zoning By-law No. 7625
The maximum permitted building height is 8.8m.
The proposed building height is 9.05m.

16. Section 6(30)a, Zoning By-law No. 7625
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.78m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

Decision Notice - MV.doc
It is the decision of the Committee of Adjustment to APPROVE the following variance(s):

1. **Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
The required minimum lot area is 550m².
The proposed lot area is 410.76m².

2. **Chapter 10.20.30.20(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 15m.
The proposed lot frontage is 12.88m.

11. **Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15m.
The proposed lot frontage is 12.88m.

12. **Section 13.2.2, Zoning By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 410.76m².

14. **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 12.88m.

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.

It is the decision of the Committee of Adjustment to REFUSE the following variance(s):

3. **Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
   A) The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32.00% of the lot area.

4. **Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 8.21m.
The proposed front yard setback is 7.0m.

5. **Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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.
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.

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) Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.
Thursday, January 22, 2015

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

File Number: A861/14NY
Owner(s): ZHUQI ZHANG
           XIUHUA GUO
Agent: MEHDI HOSSEINI
Property Address: 370 WILLOWDALE AVE
                 (PARTS 5 & 6)
Legal Description: PLAN 2633 LOT 59 PT LOT 58

Notice was given and a Public Hearing was held on Thursday, January 22, 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. Committee of Adjustment files B062/14NY, B063/14NY/14NY, A859/14NY, A860/14NY, A861/14NY will be considered jointly.

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

1. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

2. Chapter 10.20.30.20(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

3. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

4. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.

5. Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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.

7. 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.
The proposed height of West side exterior main wall is 8.27m.

8. 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.
The proposed height of East side exterior main wall is 8.27m.

9. Section 13.2.1, Zoning By-law No. 7625
The minimum required lot frontage is 15m.
The proposed lot frontage is 12.88m.

10. Section 13.2.2, Zoning By-law No. 7625
The minimum required lot area is 550m².
The proposed lot area is 410.76m².

11. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required West side yard setback is 1.58m.
The proposed West side yard setback is 1.22m.

12. Section 13.2.3(b), Zoning By-law No. 7625
The minimum required East side yard setback is 1.58m.
The proposed East side yard setback is 1.22m.

13. 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 32.00% of the lot area.

14. 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 12.88m.

15. Section 13.2.6, Zoning By-law No. 7625
The maximum permitted building height is 8.8m.
The proposed building height is 9.09m.

16. Section 6(30)a, Zoning By-law No. 7625
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.82m.

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 APPROVE the following variance(s):
1. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013
   The required minimum lot area is 550m².
   The proposed lot area is 410.76m².

2. Chapter 10.20.30.20(1), Zoning By-law No. 569-2013
   The required minimum lot frontage is 15m.
   The proposed lot frontage is 12.88m.

9. Section 13.2.1, Zoning By-law No. 7625
   The minimum required lot frontage is 15m.
   The proposed lot frontage is 12.88m.

10. Section 13.2.2, Zoning By-law No. 7625
    The minimum required lot area is 550m².
    The proposed lot area is 410.76m².

14. 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 12.88m.

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.

It is the decision of the Committee of Adjustment to REFUSE the following variance(s):

3. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013
   A) The permitted maximum lot coverage is 30% of the lot area.
   The proposed lot coverage is 32.00% of the lot area.

4. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013
   The required minimum front yard setback is 8.21m.
   The proposed front yard setback is 7.0m.

5. Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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.

7. 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.
   The proposed height of West side exterior main wall is 8.27m.
8. **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.
   The proposed height of East side exterior main wall is 8.27m.

11. **Section 13.2.3(b), Zoning By-law No. 7625**
   The minimum required West side yard setback is 1.58m.
   The proposed West side yard setback is 1.22m.

12. **Section 13.2.3(b), Zoning By-law No. 7625**
   The minimum required East side yard setback is 1.58m.
   The proposed East side yard setback is 1.22m.

13. **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 32.00% of the lot area.

15. **Section 13.2.6, Zoning By-law No. 7625**
   The maximum permitted building height is 8.8m.
   The proposed building height is 9.09m.

16. **Section 6(30)a, Zoning By-law No. 7625**
   The maximum finished first floor height is 1.5m.
   The proposed finished first floor height is 1.82m.

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.

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](http://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](http://www.toronto.ca/trees/private_trees.htm))

3) Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a
   street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.