

Thursday, May 7, 2015

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

| | | | |
|--------------------|----------------------------|------------|------------------------|
| File Number: | A0272/15NY | Zoning | R4/RD(f15.0; a550)(ZR) |
| 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 | | |

Notice was given and a Public Hearing was held on Thursday, May 7, 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.

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

- Chapter 10.5.80.40.(3), Zoning By-law No. 569-2013**
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.
- Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32.00% of the lot area.
- 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.
- 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.
- 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.

6. **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 7.90m and the proposed height of west side exterior main wall is 7.9m.
7. **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.
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 3.0m.
The proposed east side yard setback is 1.22m.
10. **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.
11. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.
12. **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 Refused

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

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

SIGNATURE PAGE

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| | XHUQI ZHANG | | |
| Agent: | MEHDI HOSSEINI | | |
| Property Address: | 370 WILLOWDALE AVE | Community: | North York |
| Legal Description: | PLAN 2633 LOT 59 PT LOT 58 | | |

Edwin (Ted) Shepherd
(signed)

Arthur Forer (signed)

Morley Rosenberg (signed)

Richard Ross (signed)

Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, May 14, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, May 27, 2015

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

Thursday, May 7, 2015

**NOTICE OF DECISION
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|--------------------|----------------------------|------------|------------------------|
| File Number: | A0273/15NY | Zoning | R4/RD(f15.0; a550)(ZR) |
| 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 | | |

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PURPOSE OF THE APPLICATION:

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

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

- 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 **32.00%** of the lot area: 137.37m².
- 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.
- 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.
- 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.
- 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 **7.90m** and the proposed height of west side exterior main wall is **7.90m**.

6. **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.
7. **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.
8. **Section 13.2.4, Zoning By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is **32.00%** of the lot area.
9. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.05m.
10. **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 Refused

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

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

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File Number: A0273/15NY Zoning R4/RD(f15.0; a550)(ZR)
Owner: ZHUQI ZHANG Ward: Willowdale (23)
XHUQI ZHANG
Agent: MEHDI HOSSEINI
Property Address: 370 WILLOWDALE AVE Community: North York
Legal Description: PLAN 2633 LOT 59 PT LOT 58

Edwin (Ted) Shepherd
(signed)

Arthur Forer (signed)

Morley Rosenberg (signed)

Richard Ross (signed)

Nicholas Sion (signed)

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| File Number: | A0274/15NY | Zoning | R4/RD(f15.0; a550)(ZR) |
| Owner(s): | ZHUQI ZHANG XHUQI ZHANG | Ward: | Willowdale (23) |
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The proposed west side yard setback is 1.22m.
- 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.
- 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 7.90m and the proposed height of the east side exterior main wall is 7.90m.

6. **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.
7. **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.
8. **Section 13.2.4, Zoning By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32.00% of the lot area.
9. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.09m.
10. **Section 6(30)a, Zoning By-law No. 7625**
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The proposed finished first floor height is 1.82m.

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