

CITY OF TORONTO  
COUNCILLOR FILION  
or OCCUPANT  
NORTH YORK CIVIC CENTRE  
5100 YONGE ST  
TORONTO ON

Thursday, October 1, 2015

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

File Number:	A0476/15NY	Zoning	RD (F15.0; a550) (x5) / R4 (WAIVER)
Owner(s):	ZHONG JIANG	Ward:	Willowdale (23)
Agent:	ZHONG JIANG	Heritage:	Not Applicable
Property Address:	84 HOLMES AVE	Community:	North York
Legal Description:	PLAN 2399 E PT LOT 112		

Notice was given and a Public Hearing was held on Thursday, October 1, 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 10.20.30.40, Zoning By-law 569-2013**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 31.43% of the lot area.
- Chapter 10.20.40.20, Zoning By-law 569-2013**  
The maximum permitted building length is 17m.  
The proposed building length is 19.81m.
- Chapter 10.20.40.30, Zoning By-law 569-2013**  
The maximum permitted building depth is 19m.  
The proposed building depth is 19.81m.
- Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**  
The minimum required west side yard setback is 1.8m.  
The proposed west side yard setback is 1.2m.
- Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**  
The minimum required east side yard setback is 3m.  
The proposed east side yard setback is 0.74m.
- Chapter 10.5.40.10 (5), Zoning By-law 569-2013**  
A minimum of 10m<sup>2</sup> of the first floor must be within 4m of the main front wall.  
The proposed first floor within 4m of the main front wall is 6.78m<sup>2</sup>.

7. **Chapter 10.5.40.60 (1), Zoning By-law 569-2013**  
The minimum required distance of the front porch from the side lot line is 3m.  
The proposed front porch is 0.74m from the side lot line.
8. **Section 13.2.1 & 6(8), Zoning By-law 7625**  
The minimum required lot frontage and width is 15m.  
The proposed lot frontage and width is 9.28m.
9. **Section 13.2.2, Zoning By-law 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 450.39m<sup>2</sup>.
10. **Section 3.2.4, Zoning By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 31.43% of the lot area.
11. **Section 13.2.5 A, Zoning By-law 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 19.81m.
12. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**  
The minimum required side yard setback is 1.5m.  
The proposed west side yard setback is 1.2m.
13. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**  
The minimum required side yard setback is 3m.  
The proposed east side yard setback is 0.74m.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

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

This decision is subject to the following condition(s):

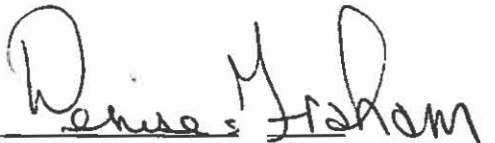
- 1) City of Toronto Municipal Code Chapter 813, Article II, City-owned trees  
[www.toronto.ca/trees/city\\_trees.htm](http://www.toronto.ca/trees/city_trees.htm)
- 2) City of Toronto Municipal Code Chapter 813, Article III, Privately-owned trees  
[www.toronto.ca/trees/private\\_trees.htm](http://www.toronto.ca/trees/private_trees.htm)


**SIGNATURE PAGE**

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Rick Ross (signed)

  
Wayne McEachern (signed)

  
Denise Graham (signed)

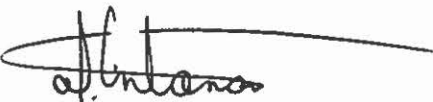
  
Nadini Sankar (signed)

  
Derek Lett (signed)

DATE DECISION MAILED ON: Thursday, October 8, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 21, 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](http://www.omb.gov.on.ca).