

City Planning Division

FILE COPY

Dan Antonacci Manager & Deputy Secretary Treasurer North York Panel North York Civic Centre 5100 Yonge Street North York, Ontario Canada, M2N 5V7 Tel.: (416) 395-7000 Fax: (416) 395-7200

Thursday, July 23, 2015

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

File Number:	A0491/15NY	Zoning	R1B/RD (f12.0: a370;
			d0.6)[ZZC]
Owner(s):	MAK WINSON	Ward:	Don Valley West (26)
Agent:	MAK WINSON		
Property Address:	31 KILLDEER CRES	Community:	East York
Legal Description:	PLAN 3111 PT LOT 980 PT LOT 981		

Notice was given and a Public Hearing was held on Thursday, July 23, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- Chapter 10.20.30.40.(1), By-law No. 569-2013 The maximum permitted lot coverage is 35% of the lot area. The proposed lot coverage is 36.2% of the lot area.
- 2. Chapter 10.20.40.40.(1), By-law No. 569-2013 The maximum permitted Floor Space Index (F.S.I.) is 0.6 times the area of the lot. The proposed F.S.I. is 0.69 times the area of the lot.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013 The minimum required side yard setback is 1.2m. The proposed east side yard setback is 0.71m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013 The minimum required side yard setback is 1.2m. The proposed west side yard setback is 0.61m.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013 The maximum permitted building length is 17.0m. The proposed building length is 18.9m.
- 6. Chapter 10.20.40.10.(1), By-law No. 569-2013 The maximum permitted building height is 8.5m. The proposed building height is 8.79m.

- Section 6.3.3, By-law No. 1916 The maximum permitted building height is 8.5m. The proposed building height is 8.79m.
- Section 6.3.3, By-law No. 1916 The maximum permitted building length is 16.75m. The proposed building length is 18.9m.
- 9. Section 6.3.3, By-law No. 1916 The maximum permitted Floor Space Index (F.S.I.) is 0.6 times the lot area. The proposed F.S.I. is 0.69 times the lot area.
- Section 6.3.3, By-law No. 1916 The maximum permitted lot coverage is 35% of the lot area. The proposed lot coverage is 36.2% of the lot area.
- Section 6.3.3, By-law No. 1916 The minimum required side yard setback is 0.9m. The proposed east side yard setback is 0.71m.
- Section 6.3.3, By-law No. 1916 The minimum required side yard setback is 0.9m. The proposed west side yard setback is 0.61m.

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 <u>NOT</u> 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

Owner: Agent: Property Address: Legal Description:

File Number:

MAK WINSON W MAK WINSON 31 KILLDEER CRES C PLAN 3111 PT LOT 980 PT LOT 981

A0491/15NY

Ward: Community:

Zoning

R1B/RD (f12.0; a370; d0.6)[ZZC] Don Valley West (26)

East York

Arthur Forer (signed)

Astra Burka (signed)

Isaac [ouz (signed)

Uhrs-

Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, July 30, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, August 12, 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 is 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.