

FILE COPY

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.
- 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.
- 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.
- 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.
- 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.

7. **Section 6.3.3, By-law No. 1916**
The maximum permitted building height is 8.5m.
The proposed building height is 8.79m.
8. **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.
10. **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.
11. **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.
12. **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 **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.

