



City Planning Division

Committee of Adjustment  
Toronto and East York District

100 Queen Street West, 1<sup>st</sup> Floor  
Toronto, Ontario M5H 2N2  
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**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)**

File Number:	A0591/15TEY	Zoning	RS (f10.5:a325:d0.75)(x312) & R2A(ZZC)
Owner(s):	LINDA RAN LI ZHE FENG	Ward:	Toronto-Danforth (29)
Agent:	LEO MASTRANDREA		
Property Address:	<b>67 INWOOD AVE</b>	Community:	Toronto
Legal Description:	PLAN 3310 PT LOT 20 PT LOT 21		

Notice was given and a Public Hearing was held on **Wednesday, August 19, 2015**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with an integral garage.

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

- Chapter 10.5.40.60 (1)(C), By-law 569-2013**  
A platform in a rear yard without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first storey of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer than 3.09 m from the south side lot line, and 2.83 m from the north side lot line  
The rear first floor deck will be located 1.25 m from the south side lot line, and 0.58 m from the north side lot line.
- Chapter 10.5.40.60 (3)(A)(ii) & (iii), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required minimum building setback if the stairs are no wider than 2.0 m and no closer to a lot line than 0.6 m.  
The rear stairs including the landing will have a width of 2.36 m and will be located 0.56 m from the north side lot line.
- Chapter 10.5.40.60 (3)(A)(i), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no longer than 1.5 horizontal units for each 1.0 vertical unit above the ground at the point where the stairs meeting the building or structure.  
The front stairs including the landing will have a length of 1.87 horizontal units for every 1.0 vertical unit.

4. **Chapter 10.5.40.60 (7), By-law 569-2013**  
The permitted maximum projection of the roof eaves into the minimum building setback is 0.9 m if the eaves are no closer to a lot line than 0.3 m.  
The eaves will be located 0.2 m from the north side lot line.
5. **Chapter 10.40.30.40 (1)(A), By-law 569-2013**  
The permitted maximum lot coverage is 35% of the lot area (102.42 m<sup>2</sup>).  
The lot will have coverage equal to 41.85% of the lot area (122.46 m<sup>2</sup>).
6. **Chapter 10.40.40.10 (1)(A), By-law 569-2013**  
The permitted maximum building height is 8.5 m.  
The new detached dwelling will have a height of 8.99 m.
7. **Chapter 10.40.40.10 (2)(B)(ii), By-law 569-2013**  
The permitted maximum height of all side exterior main walls is 7 m.  
The side exterior main walls will have a height of 8.73 m.
8. **Chapter 10.40.40.10 (4), By-law 569-2013**  
The permitted maximum height of the first floor above established grade is 1.2 m.  
The first floor will have a height of 2.53 m above established grade.
9. **Chapter 10.40.40.40 (1)(A), By-law 569-2013**  
The permitted maximum floor space index is 0.75 times the area of the lot (219.47 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.78 times the area of the lot (227.9 m<sup>2</sup>).
10. **Chapter 10.40.40.70 (3)(A), By-law 569-2013**  
The required minimum side yard setback is 0.9 m.  
The new detached dwelling will be located 0.61 m from the north side lot line.
1. **Section 5.6 a), By-law 6752**  
Bay windows which extend across less than two-thirds of the main front wall or main rear wall may project beyond the main front wall or main rear wall and may encroach into a required front yard or rear yard to a maximum of 0.61 m.  
The front bay window will project 0.86 m from the main front wall and will encroach 0.86 m into the required front yard.
2. **Section 7.5.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The new detached dwelling will have a height of 9.05 m.
3. **Section 7.5.3, By-law 6752**  
The maximum permitted floor space index is 0.75 times the area of the lot (219.47 m<sup>2</sup>).  
The new detached dwelling including the basement except for the parking space area will have a floor space index equal to 1.06 times the area of the lot (310.83 m<sup>2</sup>).
4. **Section 7.5.3, By-law 6752**  
The permitted maximum lot coverage is 35% of the lot area (102.42 m<sup>2</sup>).  
The lot will have coverage equal to 41.6% of the lot area (121.72 m<sup>2</sup>).

**5. Section 5.6 a), By-law 6752**

Eaves and gutters may project beyond the main front wall or main rear wall and encroach into a required front yard or rear yard to a maximum of 0.61 m.

The front eaves and gutters will project 0.71 m beyond the main front wall and will encroach 0.71 m into the required front yard.

The rear eaves and gutters will project 0.71 m beyond the main rear wall.

**6. Section 5.6 b)(iii), By-law 6752**

Steps or stairs required for access to the first storey of a permitted building may encroach into any yard, provided such steps or stairs shall not include landings or partial landings.

The front stairs will include landings and will encroach into the west front yard.

The rear stairs will include landings and will encroach into the east rear yard and into the north side yard.

**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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Robert Brown (signed)

Donna McCormick (signed)

Mary Pitsitikas (signed)

DATE DECISION MAILED ON: **Tuesday, August 25, 2015**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, September 8, 2015**

CERTIFIED TRUE COPY

Anita M. MacLeod  
Manager & Deputy Secretary-Treasurer  
Toronto and East 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).