

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

Committee of Adjustment  
North York Civic Centre  
5100 Yonge Street  
Toronto, ON M2N 5V7  
Tel: 416 395-7000  
Fax: 416 395-720

Thursday, November 10, 2016

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

File Number:	A0850/16NY	Zoning	RD (f12.0; a370) / R6 [WAIVER]
Owner(s):	SONG CHUN MEI NING ZHANG	Ward:	Willowdale (23)
Agent:	BILL ROSS	Heritage:	Not Applicable
Property Address:	220 WILLOWDALE AVE	Community:	North York
Legal Description:	PLAN 1801 LOT 556		

Notice was given and a Public Hearing was held on Thursday, November 10, 2016, as required by the Planning Act.

**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 30.0% of the lot area.  
The proposed lot coverage is 31.95% of the lot area.
- Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of a portion of the side exterior main walls facing a side lot line is 8.99m and the remainder of the walls is 7.92m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.2m.  
The proposed north side yard setback is 1.0m for the front 6.44m portion of the dwelling only.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.2m.  
The proposed south side yard setback is 1.0m for the front 6.44m portion of the dwelling only.
- Section 14-A(5)c, By-law No. 7625**  
The minimum required north side yard setback is 1.2m.  
The proposed north side yard setback is 1.0m for the front 6.44m portion of the dwelling only.
- Section 14-A(5)c, By-law No. 7625**  
The minimum required north side yard setback is 1.2m.  
The proposed south side yard setback is 1.0m for the front 6.44m portion of the dwelling only.

7. **Section 14-A(6), By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 31.95% of the lot area.
8. **Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.66m.
9. **Section 14-A(9), By-law No. 7625**  
The maximum permitted building length is 15.3m.  
The proposed building length is 17.0m.
10. **Section 6(30)a, By-law No. 7625**  
The maximum permitted finished first floor height is 1.5m.  
The proposed finished first floor height is 1.87m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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) The proposal be developed in accordance with the north side elevation submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, October 25, 2016.  
*Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.*

ESTD ASPHALT / SHINGLE ROOF  
 ASPHALT / FIBER GLASS INSULATION  
 ON 1" PLYWOOD EXTERIOR GRADE

FLAT ROOF  
 2" MIN MOISTURE BARRIER  
 TOUCH AND GO ON  
 ON 1" LATHING TOP 1" PLYWOOD  
 ROOF SHEETING  
 1" METAL FLASHING OVER SHINGLES

PRE-ASSEMBLED  
 BUTT JOINT

PRE-ASSEMBLED  
 BUTT JOINT

135.715

193.161  
 1.00

FROM AVERAGE GRADE

196.715  
 AVERAGE  
 GRADE

FACE  
 STONE

FACE  
 STONE

FACE  
 STONE

PROVIDE FIRE SHUTTER  
 FOR THIS WINDOW ONLY


TOTAL WALL AREA 855.51 sq. ft.  
 TOTAL GLAZING AREA 58.80  
 = 6.99 %

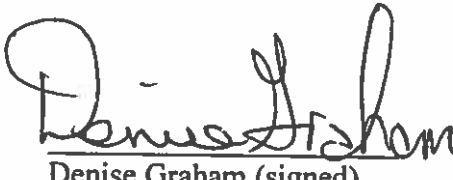
# SIDE ELEVATION


AUG. 25 2011		INTERMILLO LTD.	
117 Dundas St. W. Suite 100, Mississauga, ON L4V 1P7		434 434 434	
REVISED		SINGLE FAMILY DWELLING ON 220 WILLOWDALE AVE	
SCALE: 1/4" = 1' 0"		DATE: AUG. 2013	
DESIGNED BY:		CHECKED BY:	
9 OF 9		SIDE ELEVATION	

## SIGNATURE PAGE

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Beth Levy (signed)

  
Denise Graham (signed)

  
Isaac Lallouz (signed)

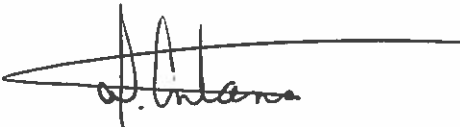
  
Nadini Sankar (signed)

  
Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, November 17, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, November 30, 2016

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 \$300.00, 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).