TORONTO

City Planning Division

Committee of Adjustment
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5V7
Tel: 416 395-7000
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Thursday, September 22, 2016

NOTICE OF DECISION

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

File Number:	A0698/16NY	Zoning	RD/R4 [ZZC]
Owner(s):	YANHUA GONG MATTHEW GA-HO LAM	Ward:	Don Valley West (25)
Agent:	SUBRAMANIAM KATHIRGAMANATHAN	Heritage:	Not Applicable
Property Address:	**18 KIRKDALE CRES**	Community**:**	North York
Legal Description:	PLAN 4758 LOT 48		

Notice was given and a Public Hearing was held on Thursday, September 22, 2016, 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:

1. Chapter 10.20.30.40.(1), By-law No. 569-2013
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is **34.00%** of the lot area.

2. Chapter 10.5.100.1.(1), By-law No. 569-2013
The maximum permitted driveway width is 6.00m.
The proposed driveway width is 8.02m.

3. Section 13.2.3(c), By-law No. 7625
The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is **8.48m**.

4. Section 13.2.4, By-law No. 7625
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is **34.00%** of the lot area.

5. Section 13.2.6, By-law No. 7625
The maximum permitted building height is 8.80m.
The proposed building height is 9.09m.

6. Section 6A(5)a, By-law No. 7625
The maximum width of access to parking areas is 6.00m.
The proposed access to parking is 8.02m.

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 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.