

Thursday, May 18, 2017

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

File Number:	A0206/17NY	Zoning	RD (f9.0; a275; d0.45)/R1A[ZONING]
Owner(s):	CHANGDE FU	Ward:	Don Valley West (26)
Agent:	LORNE ROSE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	195 GLENVALE BLVD	Community:	East York
Legal Description:	PLAN 3111 LOT 958		

Notice was given and a Public Hearing was held on Thursday, May 18, 2017, 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 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10m² of the First Floor area must be within 4m of the front wall.
There is 7m² proposed within 4m of the front wall.
- 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 35.6% of the lot area.
- Chapter 10.20.40.10.(4), By-law No. 569-2013**
The maximum permitted building height for a flat roof is 7.2m.
The proposed building height is 8.71m.
- Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.45 times the area of the lot.
The proposed Floor Space Index is 0.7 times the area of the lot.
- Chapter 10.5.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 7.32m
The proposed front yard setback is 6.0m.
- Section 6.2.3, By-law No.1916**
The maximum permitted building height is 8.5m.

The proposed building height is **8.9m**.

7. Section 6.2.3, By-law No. 1916

The maximum permitted building length is 16.75m.

The proposed building length is 16.99m.

8. Section 6.2.3, By-law No. 1916

The maximum permitted Floor Space Index is 0.45 times the lot area.

The proposed Floor Space Index is 0.913 times the lot area.

9. Section 6.2.3, 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.

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.

SIGNATURE PAGE

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Bruce Mullock (signed)

Nazila Atarodi (signed)

Isaac Lallouz (signed)

DATE DECISION MAILED ON: Thursday, May 25, 2017

LAST DATE OF APPEAL: Wednesday, June 7, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- ☐ a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- ☐ \$300 for each appeal filed regardless if related and submitted by the same appellant
- ☐ Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- ☐ a completed OMB Appellant Form (A1) in **paper format**
- ☐ \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- ☐ Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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.

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.