

Thursday, June 8, 2017

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

File Number:	A0205/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	JING JIANG	Ward:	Willowdale (23)
Agent:	LORNE ROSE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	89 HILLCREST AVE	Community:	North York
Legal Description:	PLAN 1609 LOT 442		

Notice was given and a Public Hearing was held on Thursday, June 8, 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:

1. **Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall.
The proposed first floor area is 6.78m² and is within 6.70m of the main front wall.
2. **Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs may encroach into a required setback provided they are no wider than 2.00m.
The proposed stairs are 3.50m wide.
3. **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 38.60% of the lot area (32% for the dwelling, the remainder is for the deck/terrace).
4. **Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 19.89m (including the proposed deck/terrace).
5. **Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 19.89m (including the proposed deck/terrace).
6. **Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.00m.

The proposed building height is 10.125m.

7. **Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.20m for the first 10m of the dwelling only.
8. **Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.50m.
9. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.20m for the first 10m of the dwelling only.
10. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.50m.
11. **Section 13.2.5(A), By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 19.89m.

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

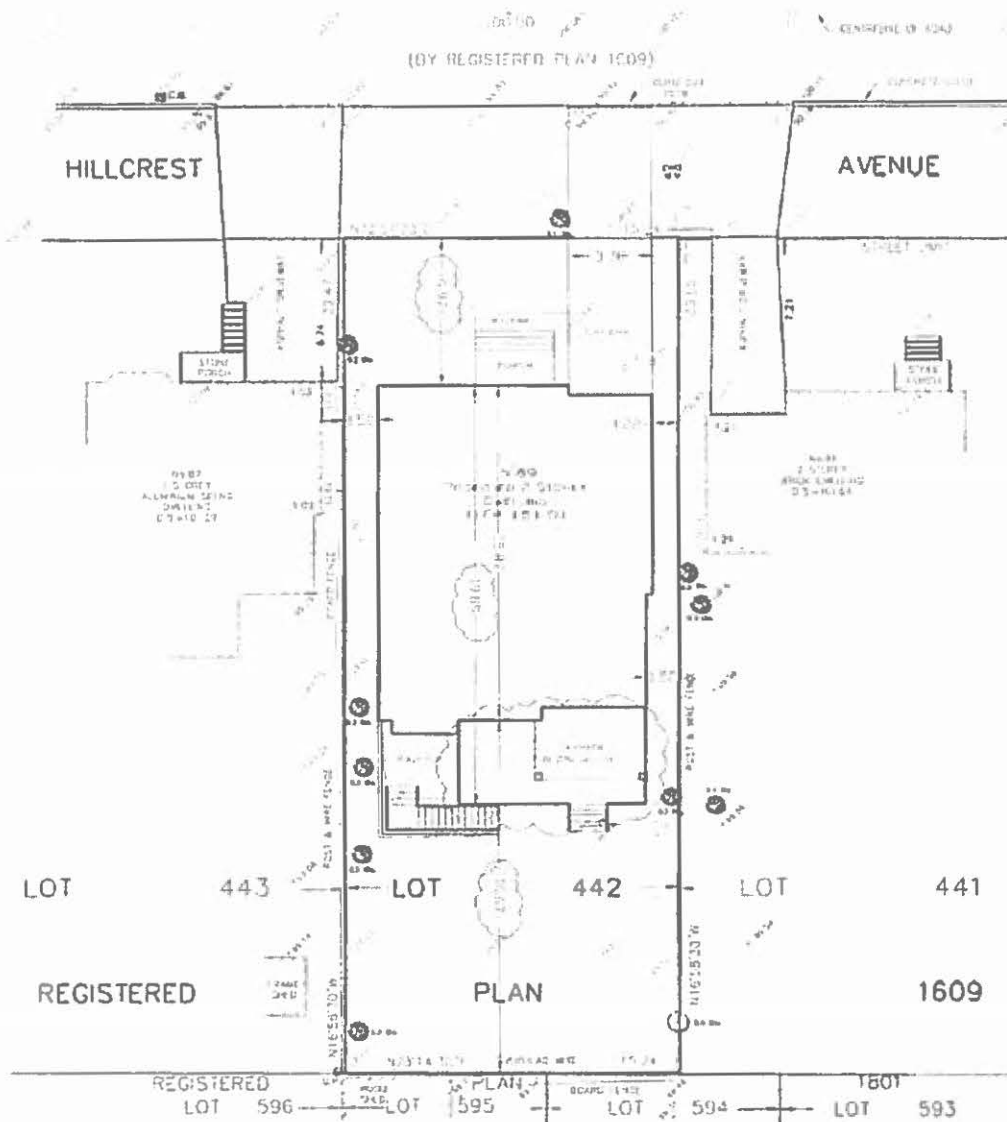
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- 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. Submission of a complete application for permit to injure or remove privately owned trees.
2. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583.
3. The proposal be developed in accordance with the site plan, ground floor plan, and second floor plan drawings submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division, May 29, 2017.

TOPOGRAPHIC SURVEY OF
LOT 442
REGISTERED PLAN 1609
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)



RECEIVED

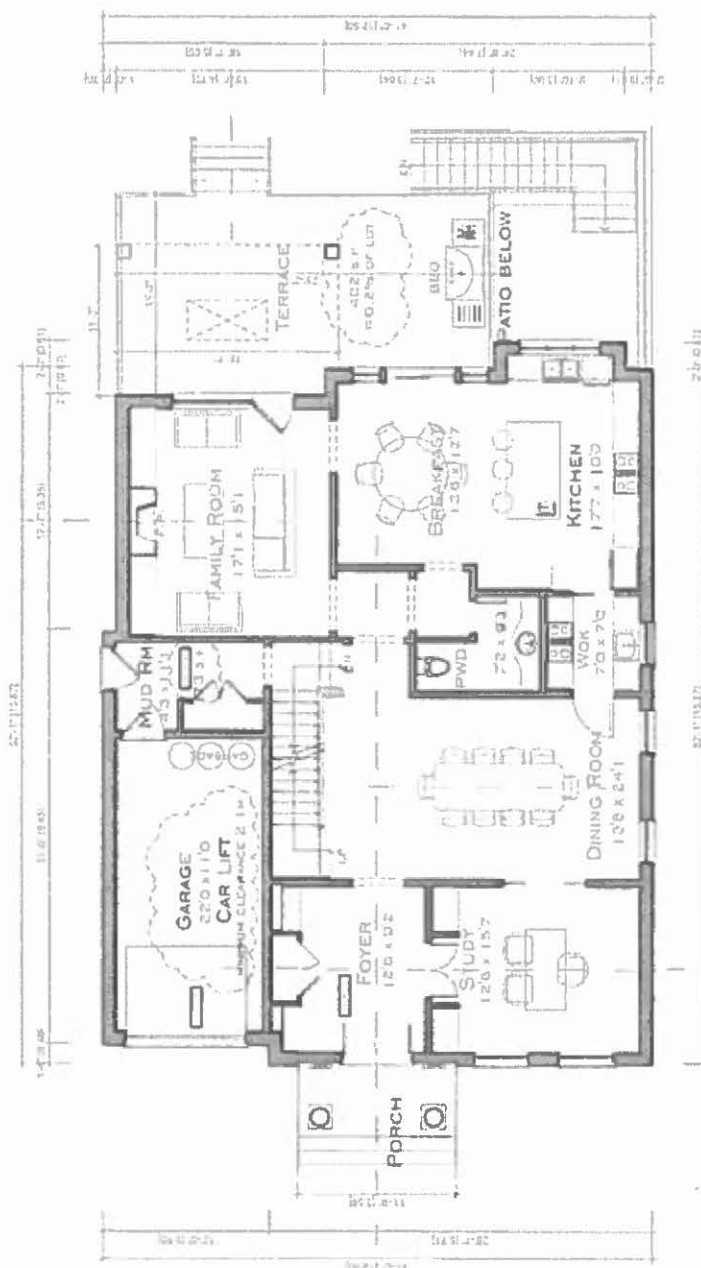
MAY 29 2017

Toronto City Planning
North York District

MANDARIN SURVEYORS LIMITED
ENTRUSTED TO THE SURVEYOR GENERAL
PROFESSIONAL SURVEYOR
41 HURONTARIO STREET, SUITE 100, TORONTO, ONTARIO M5T 1C9
TEL: (416) 593-1100 FAX: (416) 593-1101
E-MAIL: MANDARIN@MANDARINSURVEYORS.COM

PROPOSED SITE PLAN

SCALE 1:200



GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"
DATE 1-22-24
PROJECT 220624101001
DRAWN BY JLS

RECEIVED

MAY 29 2017

**Toronto City Planning
North York District**

RESIDENCE
89 HILLCREST BLVD
North York, Ontario
Project # 15-01



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
AREA = 2,503.27



1501 - Design 11
15 OCTOBER 2015

RECEIVED

MAY 29 2017

Toronto City Planning
North York District

SIGNATURE PAGE

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Agent:	LORNE ROSE ARCHITECT INC	Heritage:	Not Applicable
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Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, June 15, 2017

LAST DATE OF APPEAL: Wednesday, June 28, 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.

