

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

North York Civic Centre  
5100 Yonge Street  
North York, Ontario  
Canada, M2N 5V7  
Tel: (416) 397-5330  
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Thursday, March 9, 2017

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

File Number:	A0769/16NY	Zoning	RD/R4 [WAV]
Owner(s):	YIHUI FENG	Ward:	Willowdale (23)
Agent:	TAES ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	1 LEONA DR	Community:	North York
Legal Description:	PLAN 3421 LOT 129		

Notice was given and a Public Hearing was held on Thursday, March 9, 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 900.3.10.(5), By-law No. 569-2013**

The minimum required side yard setback is 1.80m.  
The proposed north side yard setback is 1.22m.

**2. Chapter 900.3.10.(5), By-law No. 569-2013**

The minimum required side yard setback is 1.80m.  
The proposed south side yard setback is 1.22m.

**3. Chapter 10.20.40.20.(1), By-law No. 569-2013**

The maximum permitted building length is 17.00m.  
The proposed building length is 17.99m.

**4. 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 32.70% of the lot area.

**5. Chapter 10.5.60.20.(6)(B), By-law No. 569-2013**

The minimum required side yard setback for a detached garage from an abutting street is 6.00m.  
The proposed detached garage is setback 5.49m.

**6. Section 13.2.1, By-law No. 7625**

The minimum required lot frontage is 15.00m.  
The existing lot frontage is 12.19m.

**7. Section 6(8), By-law No. 7625**

The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed.  
The existing lot width is 12.19m.

**8. Section 13.2.3(b), By-law No. 7625**

The minimum required side yard setback is 1.52m.  
The proposed north side yard setback is 1.22m.

**9. Section 13.2.3(b), By-law No. 7625**

The minimum required side yard setback is 1.52m.  
The proposed south side yard setback is 1.22m.

**10. Section 6(9), By-law No. 7625**

Exterior stairways, wheelchair ramps, and porches and decks 2.30m<sup>2</sup> or less in area, shall be permitted to project into one minimum side yard setback only, not more than 1.60m, but no closer than 0.60m from any side lot line.  
The proposed south exterior stairs and porch are 4.51m<sup>2</sup> and are **0.30m** from the south side lot line.

**11. Section 13.2.3(A), By-law No. 7625**

The maximum permitted building length is 16.80m.  
The proposed building length is **17.99m**.

**12. 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 32.70% 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**

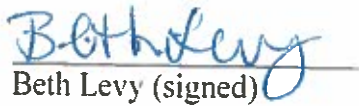
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- 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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Heritage: Not Applicable  
Community: North York

  
Beth Levy (signed)

  
Denise Graham (signed)

  
Giacomo Tonon (signed)

  
Rick Ross (signed)

  
Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, March 16, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 29, 2017

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).

