



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
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**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0559/17TEY	Zoning	RS (f10.5;a325;d0.75)(x312) & R2A (ZCC)
Owner(s):	JINWU HUANG	Ward:	Toronto-Danforth (29)
Agent:	NAVID ARBABI	Heritage:	Not Applicable
Property Address:	978 CARLAW AVE	Community:	East York
Legal Description:	PLAN M460 PT LOT 1 PT LOT 2		

Notice was given and a Public Hearing was held on **Wednesday, September 13, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the 1½-storey detached dwelling by constructing: a rear three-storey addition with a rear ground floor deck and a rear basement walkout, a complete second-storey addition with a front balcony, a front third-storey addition and a new covered front porch and stairs.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 10.40.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (81.29 m²).
The lot coverage will be 40.6% of the lot area (94.33 m²).
 - 2. Chapter 10.40.40.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 8.5 m.
The height of the building will be 9.0 m.
 - 3. Chapter 10.40.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 9.0 m
 - 4. Chapter 10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (174.2 m²).
The altered dwelling will have a floor space index equal to 0.96 times the area of the lot (223.16 m²).
- 1. Section 7.5.3, By-law 6752**
The minimum required side yard setback is 0.6 m.
The altered dwelling will be located 0.44 m from the north side lot line.

2. Section 7.5.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (81.29 m²).
The lot coverage will be 40.6% of the lot area (94.33 m²).

3. Section 7.5.3, By-law 6752

The maximum permitted floor space index is 0.75 times the area of the lot (174.2 m²).
The altered dwelling will have a floor space index equal to 1.01 times the area of the lot (234.38 m²).

4. Section 7.5.3, By-law 6752

The maximum permitted building height is 8.5 m.
The height of the building is 9.0 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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

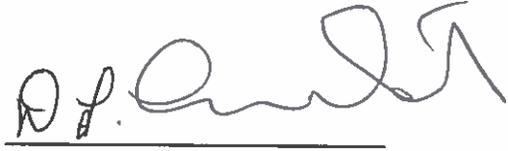
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Alex Bednar

DISSENTED

Michael Clark



Donald Granatstein



Carl Knipfel

DATE DECISION MAILED ON: TUESDAY, SEPTEMBER 19, 2017

LAST DATE OF APPEAL: TUESDAY, OCTOBER 3, 2017

CERTIFIED TRUE COPY



Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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.