

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

Thursday, August 25, 2016

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

File Number:	A0608/16NY	Zoning	R4 / RD(f15.0; a550)(x5)[ZONING]
Owner(s):	JOHN ROBERT FRASER KANE	Ward:	Willowdale (23)
Agent:	STEPHEN LEBLANC	Heritage:	Not Applicable
Property Address:	18 GOULDING AVE	Community:	North York
Legal Description:	PLAN 2366 PT BLK A CON 1 WY PT LOT 24		

Notice was given and a Public Hearing was held on Thursday, August 25, 2016, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a cantilevered addition to the east portion of the dwelling, including a screened porch and deck on the north/east portion of the existing one-storey dwelling. The applicant is also proposing to construct a new enclosed atrium.

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% of the lot area.
The proposed lot coverage is 41.4% of the lot area.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 21.22m.
- 3. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 0.46m.
- 4. Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed rear stairs are 4.2m wide.
- 5. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 21.26m.

6. Chapter 10.5.40.60.(1), By-law No. 569-2013

A platform without main walls, attached to or less than 0.3m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5m if it is no closer to a side lot line than 0.93m.

The proposed platform encroaches 3.05m into the required rear yard setback and is 0.46m from the east side lot line.

7. Chapter 10.5.40.60.(7), By-law No. 569-2013

Roof eaves may project a maximum 0.9m provided that they are no closer than 0.30m to a lot line.

The proposed eaves are 0.1m from the east lot line.

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

The minimum required side yard setback is 1.8m.

The proposed east side yard setback is 0.46m.

9. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 30% of the lot area.

The proposed lot coverage is 41.4% of the lot area.

10. Section 13.2.5A, By-law No. 7625

The maximum permitted building length is 16.8m.

The proposed building length is 21.22m.

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:**

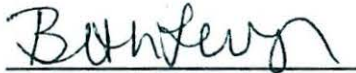
The Minor Variance Application is Refused

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.

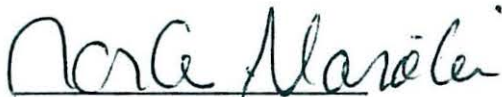
SIGNATURE PAGE

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Beth Levy (signed)


Rick Ross (signed)


Nancy Oomen (signed)


Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, September 1, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, September 14, 2016

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.

