

CITY OF TORONTO  
JOHN FILION  
or OCCUPANT  
COUNCILLOR  
5100 YONGE ST  
TORONTO ON

Friday, September 15, 2017

**NOTICE OF DECISION**  
**CONSENT**  
**(Section 53 of the Planning Act)**

File Number:	B0006/17NY	Zoning	R4/RD(x5)(ZR)
Owner(s):	NORMAN WONG	Ward:	Willowdale (23)
Agent:	MONDA MANIOS	Heritage:	Not Applicable
Property Address:	169 GOULDING AVE	Community:	North York
Legal Description:	PLAN 2366 LOT 243 LOT 244		

Notice was given and the application considered on Thursday, August 3, 2017, as required by the Planning Act.

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots.

**Retained lot: - PART 1**

Address to be assigned

The proposed lot frontage is 13.01m. The proposed lot area is 523.15 m<sup>2</sup>

The property will be redeveloped as the site of a new detached dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0047/17NY.

**Conveyed - PART 2**

Address to be assigned

The proposed lot frontage is 14.03m. The proposed lot area is 626.43m<sup>2</sup>.

The property will be redeveloped as the site of a new detached dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0048/17NY.

PART 3 - corner rounding dedication to the City

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 Consent Application is Approved on Condition**

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of new lots as shown on the plan attached to this decision on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office within ONE YEAR of the date of this Decision:

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca
- (3) **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca
- (4) **Three copies of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services shall be filed with the Committee of Adjustment.

**(5) TRANSPORTATION SERVICES CONDITIONS**

- i) Revise the Draft R-Plan to illustrate a 5.0 m corner rounding at the northwest corner of Part 2; and
- ii) The above lands are to be conveyed to the City for a nominal sum and must be separated by a different PART.

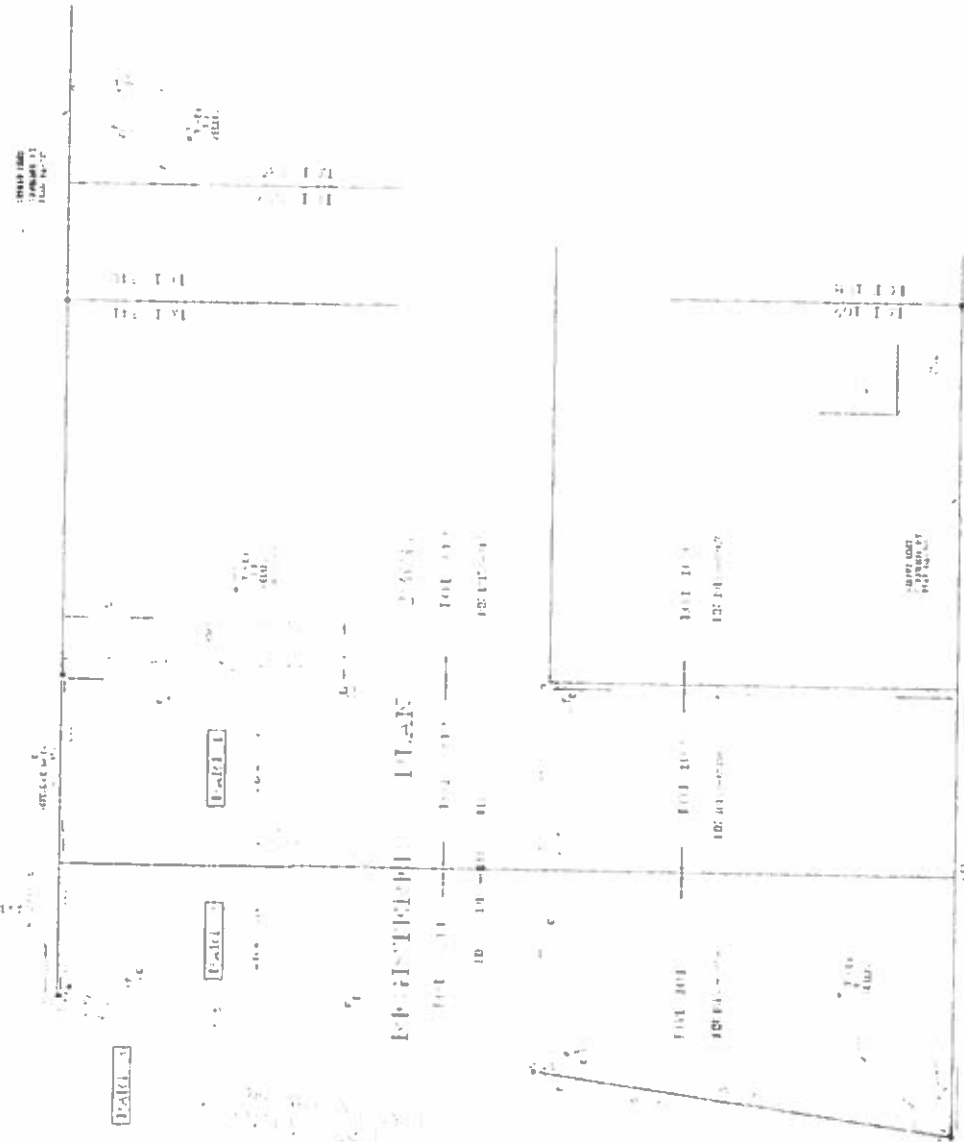
**(6) ENGINEERING AND CONSTRUCTION SERVICES CONDITIONS**

- i) Prepare all documents and convey to the City, at nominal cost, a 5 m radius corner rounding at the northwest corner of Part 2, in fee simple, such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favour of the Granter until such time as said lands have been dedicated as a public highway, all to the satisfaction of the Executive Director of Engineering and Construction Services and the City Solicitor.
- ii) Submit a draft Reference Plan of Survey to the Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
  - a) be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System) and the 3 degree Modified Transverse Mercator Projection;
  - b) delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and
  - c) show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan.
- iii) Pay all costs for registration and preparation of reference plan(s).

- (7) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act*, as it pertains to the conveyed land and/or consent transaction.

PLAN OF SURVEY OF  
 OF LOT 243, 244  
 REGISTERED PLAN 2166  
 H. F. T. T.  
 F. C. T. H. T. F. H. T.

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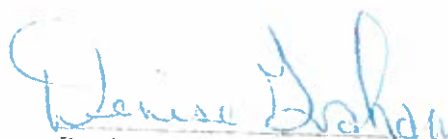


PLAN OF SURVEY OF  
 OF LOT 243, 244  
 REGISTERED PLAN 2166  
 H. F. T. T.  
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PLAN OF SURVEY OF  
 OF LOT 243, 244  
 REGISTERED PLAN 2166  
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 F. C. T. H. T. F. H. T.

## SIGNATURE PAGE

File Number:	B0006 17NY	Zoning	R4 RD(x5)(ZR)
Owner(s):	NORMAN WONG	Ward:	Willowdale (23)
Agent:	MONDA MANIOS	Heritage:	Not Applicable
Property Address:	169 GOULDING AVE	Community:	North York
Legal Description:	PLAN 2366 LOT 243 LOT 244		



Denise Graham (signed)



Giacomo Tonon (signed)



Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Thursday, October 5, 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](http://www.toronto.ca/tlab).

#### **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

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

- 1 a completed OMB Appellant Form (A1) in **paper format**
- 2 \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- 3 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](http://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.

**NOTE:** Only individuals, corporations and public agencies may appeal a decision. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Friday, September 15, 2017

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

File Number:	A0047/17NY	Zoning	R4/RD(x5)(ZR)
Owner(s):	NORMAN WONG	Ward:	Willowdale (23)
Agent:	MONDA MANIOS	Heritage:	Not Applicable
Property Address:	169 GOULDING AVE (PART 1)	Community:	North York
Legal Description:	PLAN 2366 LOT 243 LOT 244		

Notice was given and a Public Hearing was held on Thursday, August 3, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached residential dwelling.

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

**1. Chapter 10.5.40.10 (5), Zoning By-law No. 569-2013**

A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
Proposed 6.45 m<sup>2</sup> area is within 4 m of the front main wall.

**2. Chapter 10.20.40.70 (3), (5) Exception RD 5, Zoning By-law No. 569-2013**

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The proposed west side yard is 1.22m.

**3. Chapter A 10.20.40.70 (3), (5) Exception RD 5, Zoning By-law No. 569-2013**

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The proposed east side yard is 1.52m.

**4. Chapter 10.5.40.70, Zoning By-law No. 569-2013**

(1)(B) The minimum required building front yard setback is 7.49m.  
The proposed building front yard setback is 7.28m.

**5. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**

A) The required minimum lot area is 610 m<sup>2</sup>.  
The proposed lot area is 523.15 m<sup>2</sup>.

**6. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**

A) The required minimum lot frontage is 15.0 m.  
The proposed lot frontage is 13.01 m.

**7. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**

A) The permitted maximum lot coverage is 30 percent of the lot area.  
The proposed lot coverage is **32.80%** of the lot area.

**8. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**

A)(i) The permitted maximum height of all front exterior main walls is 7.5 m.  
The proposed height of the front exterior main walls is **8.65m**.

A)(ii) The permitted maximum height of all rear exterior main walls is 7.5 m.  
The proposed height of the rear exterior main walls is **7.90m**.

**9. Chapter 10.5.40.60.(1), Zoning By-law No. 569-2013**

(A)(i) A platform without main walls, attached to or less than 0.3 metres from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 metres if it is no closer to a side lot line than the required side yard setback.  
The proposed platform is 0.58 m closer to the side lot line than the required setback.

**10. Section 13.2.1, Zoning By-law No. 7625**

The minimum required lot frontage is 15.0m .  
The proposed lot frontage is **13.01m**.

**11. Section 6(8), Zoning 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.

**12. Section 13.2.2, Zoning By-law No. 7625**

The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is **523.15m<sup>2</sup>**.

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

The minimum required west side yard setback is 1.61m.  
The proposed west side yard setback is **1.22m**.

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

The minimum required east side yard setback is 1.61m.  
The proposed east side yard setback is **1.52m**.

**15. Section 13.2.4, Zoning By-law No. 7625**

The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is **32.80%** of the lot area.

**16. Section 13.2.5A, Zoning By-law No. 7625**

The maximum permitted building length is 16.8m.  
The proposed building length is **16.70m**.

**17. Section 13.2.6, Zoning By-law No. 7625**

The maximum permitted building height is 8.8m.  
The proposed building height is **9.27m**.

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**



It is the decision of the Committee of Adjustment to **APPROVE** the following variance(s):

**1. Chapter 10.5.40.10 (5) , Zoning By-law No. 569-2013**

A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
Proposed 6.45 m<sup>2</sup> area is within 4 m of the front main wall.

**2. Chapter 10.20.40.70 (3), (5) Exception RD 5, Zoning By-law No. 569-2013**

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The proposed west side yard is 1.22m.

**3. Chapter A 10.20.40.70 (3), (5) Exception RD 5, Zoning By-law No. 569-2013**

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The proposed east side yard is 1.52m.

**4. Chapter 10.5.40.70, Zoning By-law No. 569-2013**

(1)(B) The minimum required building front yard setback is 7.49m.  
The proposed building front yard setback is 7.28m.

**5. Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**

A) The required minimum lot area is 610 m<sup>2</sup>.  
The proposed lot area is 523.15 m<sup>2</sup>.

**6. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**

A) The required minimum lot frontage is 15.0 m.  
The proposed lot frontage is 13.01 m.

**9. Chapter 10.5.40.60.(1), Zoning By-law No. 569-2013**

(A)(i) A platform without main walls, attached to or less than 0.3 metres from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 metres if it is no closer to a side lot line than the required side yard setback.  
The proposed platform is 0.58 m closer to the side lot line than the required setback.

**10. Section 13.2.1, Zoning By-law No. 7625**

The minimum required lot frontage is 15.0m .  
The proposed lot frontage is 13.01m.

**11. Section 6(8), Zoning 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.

**12. Section 13.2.2, Zoning By-law No. 7625**

The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 523.15m<sup>2</sup>.

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

The minimum required west side yard setback is 1.61m.  
The proposed west side yard setback is 1.22m.

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

The minimum required east side yard setback is 1.61m.  
The proposed east side yard setback is 1.52m.

**16. Section 13.2.5A, Zoning By-law No. 7625**

The maximum permitted building length is 16.8m.

The proposed building length is **16.70m**.

**17. Section 13.2.6, Zoning By-law No. 7625**

The maximum permitted building height is 8.8m.

The proposed building height is **9.27m**.

It is the decision of the Committee of Adjustment to **MODIFY** and **APPROVE** the following variance(s):

**7. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**

A) The permitted maximum lot coverage is 30 percent of the lot area.

The proposed lot coverage is **32.00%** of the lot area.

**8. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**

A)(i) The permitted maximum height of all front exterior main walls is 7.5 m.

The proposed height of the front exterior main walls is **7.50m**.

A)(ii) The permitted maximum height of all rear exterior main walls is 7.5 m.

The proposed height of the rear exterior main walls is **7.50m**.

**15. Section 13.2.4, Zoning By-law No. 7625**

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

The proposed lot coverage is **32.00%** of the lot area.


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.

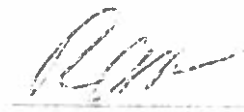
## SIGNATURE PAGE

File Number: A0047 17NY  
Owner: NORMAN WONG  
Agent: MONDA MANIOS  
Property Address: **169 GOULDING AVE  
(PART 1)**  
Legal Description: PLAN 2366 LOT 243 LOT 244

Zoning: R4 RD(x5)(ZR)  
Ward: Willowdale (23)  
Heritage: Not Applicable  
Community: North York

  
Denise Graham (signed)

  
Giacomo Tonon (signed)


  
Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Thursday, October 5, 2017

CERTIFIED TRUE COPY



 Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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## **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

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- 2 \$300 for each appeal filed regardless if related and submitted by the same appellant
- 3 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](http://www.toronto.ca/tlab).

## **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

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

- 1 a completed OMB Appellant Form (A1) in **paper format**
- 2 \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- 3 Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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\*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.

Friday, September 15, 2017

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

File Number:	A0048/17NY	Zoning	R4/RD(x5)(ZR)
Owner(s):	NORMAN WONG	Ward:	Willowdale (23)
Agent:	MONDA MANIOS	Heritage:	Not Applicable
Property Address:	169 GOULDING AVE (PART 2)	Community:	North York
Legal Description:	PLAN 2366 LOT 243 LOT 244		

Notice was given and a Public Hearing was held on Thursday, August 3, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached residential dwelling.

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

1. Chapter 10.20.40.70 (3), (5) Exception RD 5, Zoning By-law No. 569-2013  
(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The proposed west side yard is 1.22m.
2. Chapter 10.20.40.70 (3), (5) Exception RD 5, Zoning By-law No. 569-2013  
(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The proposed east side yard is 1.22m.
3. Chapter 10.5.40.70, Zoning By-law No. 569-2013  
(1)(B) The minimum required building front yard setback is 7.28m.  
The proposed building front yard setback is 6.55m.
4. Chapter 10.5.40.10, Zoning By-law No. 569-2013  
(5) A minimum of 10.0m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
Proposed 5.04 m<sup>2</sup> area is within 4 m of the front main wall.
5. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013  
A) The required minimum lot frontage is 15.0 m.  
The proposed lot frontage is 14.03 m.
6. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013  
A) The permitted maximum lot coverage is 30 % of the lot area.  
The proposed lot coverage is 31.2% of the lot area.

**7. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**

A)(i) The permitted maximum height of all front exterior main walls is 7.5 m.  
The proposed height of the front exterior main walls is 8.17 m.

A)(ii) The permitted maximum height of all rear exterior main walls is 7.5 m.  
The proposed height of the rear exterior main walls is 8.17 m.

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

The permitted maximum building length for a detached house is 17.0 m.  
The proposed building length is 17.27 m.

**9. Chapter 10.5.40.60.(1), Zoning By-law No. 569-2013**

(A)(i) A platform without main walls, attached to or less than 0.3 metres from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback.  
The proposed platform encroaches 2.62 m into the required front yard setback and is 1.11 m closer to the side lot line than the required setback.

**10. Chapter 10.5.80.40.(3), Zoning By-law No. 569-2013**

(B) Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.  
The proposed vehicle access to a parking space is from the front yard street.

**11. Section 13.2.1, Zoning By-law No. 7625**

The minimum required lot frontage is 15.0 m.  
The proposed lot frontage is 14.11 m.

**12. Section 6(8), Zoning 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 lot width is 14.03m.

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

The minimum required west side yard setback is 1.7m.  
The proposed west side yard setback is 1.22m.

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

The minimum required east side yard setback is 1.7m.  
The proposed east side yard setback is 1.22m.

**15. Section 13.2.4, Zoning By-law No. 7625**

The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 31.27% of the lot area.

**16. Section 13.2.6, Zoning By-law No. 7625**

The maximum permitted building height is 8.8m.  
The proposed building height is 9.28m.

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**

It is the decision of the Committee of Adjustment to **APPROVE** the following variance(s):

**1. Chapter 10.20.40.70 (3), (5) Exception RD 5, Zoning By-law No. 569-2013**

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The proposed west side yard is 1.22m.

**3. Chapter 10.5.40.70, Zoning By-law No. 569-2013**

(1)(B) The minimum required building front yard setback is 7.28m.  
The proposed building front yard setback is 6.55m.

**4. Chapter 10.5.40.10, Zoning By-law No. 569-2013**

(5) A minimum of 10.0m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
Proposed 5.04 m<sup>2</sup> area is within 4 m of the front main wall.

**5. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**

A) The required minimum lot frontage is 15.0 m.  
The proposed lot frontage is 14.03 m.

**6. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**

A) The permitted maximum lot coverage is 30 % of the lot area.  
The proposed lot coverage is 31.2% of the lot area.

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

The permitted maximum building length for a detached house is 17.0 m.  
The proposed building length is 17.27 m.

**9. Chapter 10.5.40.60.(1), Zoning By-law No. 569-2013**

(A)(i) A platform without main walls, attached to or less than 0.3 metres from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback.  
The proposed platform encroaches 2.62 m into the required front yard setback and is 1.11 m closer to the side lot line than the required setback.

**10. Chapter 10.5.80.40.(3), Zoning By-law No. 569-2013**

(B) Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.  
The proposed vehicle access to a parking space is from the front yard street.

**11. Section 13.2.1, Zoning By-law No. 7625**

The minimum required lot frontage is 15.0 m.  
The proposed lot frontage is 14.11 m.

**12. Section 6(8), Zoning 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 lot width is 14.03m.

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

The minimum required west side yard setback is 1.7m.  
The proposed west side yard setback is 1.22m.

**15. Section 13.2.4, Zoning By-law No. 7625**

The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 31.27% of the lot area.

**16. Section 13.2.6, Zoning By-law No. 7625**

The maximum permitted building height is 8.8m.  
The proposed building height is **9.28m**.

It is the decision of the Committee of Adjustment to **MODIFY** and **APPROVE** the following variance(s):

**2. Chapter 10.20.40.70 (3), (5) Exception RD 5, Zoning By-law No. 569-2013**

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The proposed east side yard is **1.52m**.

**7. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**

A)(i) The permitted maximum height of all front exterior main walls is 7.5 m.  
The proposed height of the front exterior main walls is **7.50m**.

A)(ii) The permitted maximum height of all rear exterior main walls is 7.5 m.  
The proposed height of the rear exterior main walls is **7.50m**.

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

The minimum required east side yard setback is 1.7m.  
The proposed east side yard setback is **1.52m**.




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.



## SIGNATURE PAGE

File Number:	A0048 17NY	Zoning	R4 RD(x5)(ZR)
Owner:	NORMAN WONG	Ward:	Willowdale (23)
Agent:	MONDA MANIOS	Heritage:	Not Applicable
Property Address:	169 GOULDING AVE (PART 2)	Community:	North York
Legal Description:	PLAN 2366 LOT 243 LOT 244		

  
Denise Graham (signed)  
Giacomo Tonon (signed)  
Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Thursday, October 5, 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](http://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](http://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.