

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

North York Civic Centre
5100 Yonge Street
North York, Ontario
Canada, M2N 5V7
Tel: (416) 397-5330
Fax: (416) 395-7200

Thursday, May 31, 2018

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

File Number: A0272/18NY
Property Address: 51 ELMWOOD AVE
Legal Description: PLAN 1801 LOT 323
Agent: GOLDBERG GROUP
Owner(s): HENRY CHIANG
Zoning: RD / R4 (BLD)
Ward: Willowdale (23)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, May 31, 2018, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To recognize the recently constructed dwelling and bring it into conformity.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 38.86% of the lot area.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0 m.
The proposed building length is 20.42 m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0 m.
The proposed building depth is 20.72 m.
- 4. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m. T
The proposed building length is 20.42 m. T

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:**

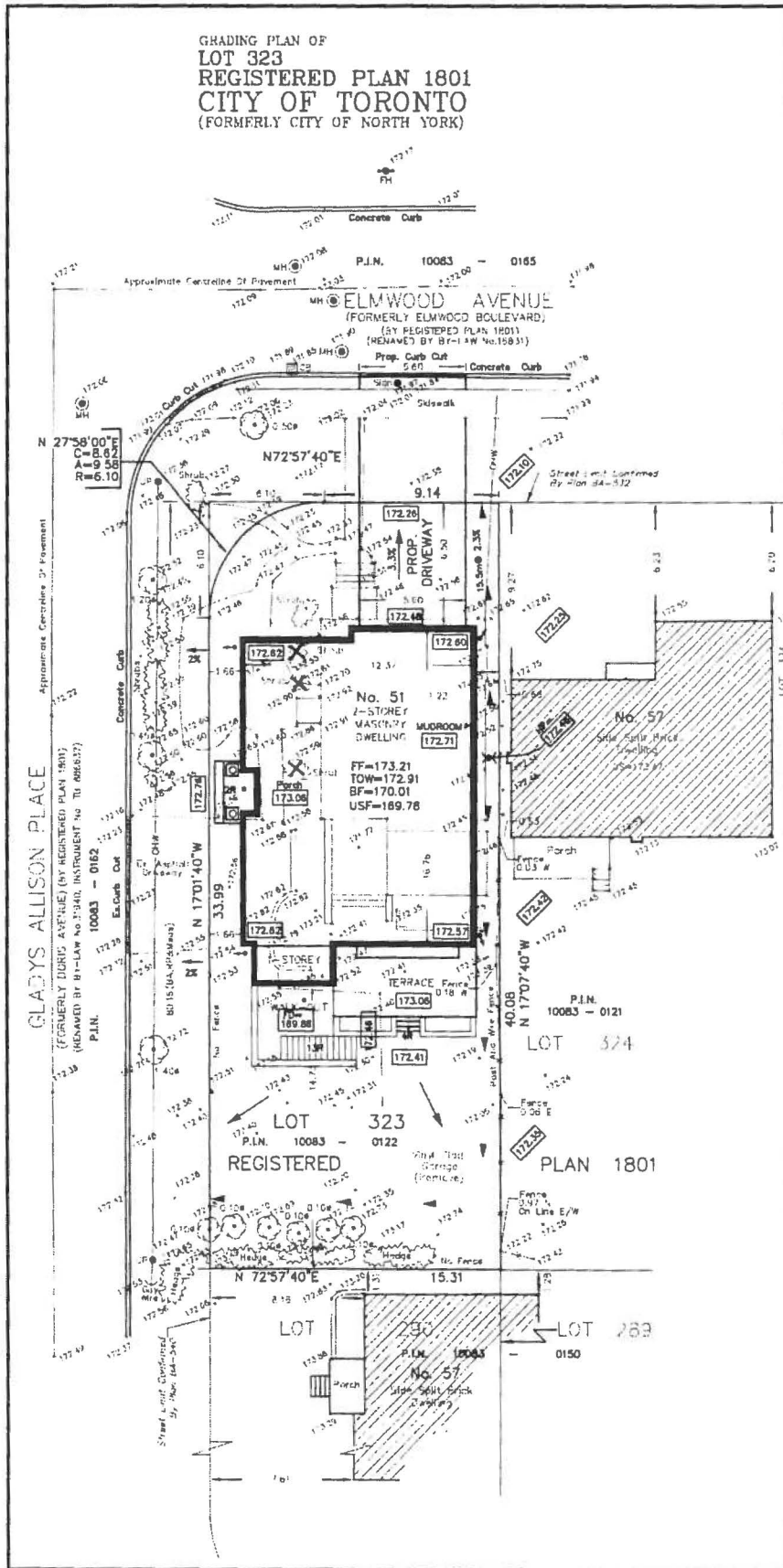
The Minor Variance Application is Approved on Condition

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.

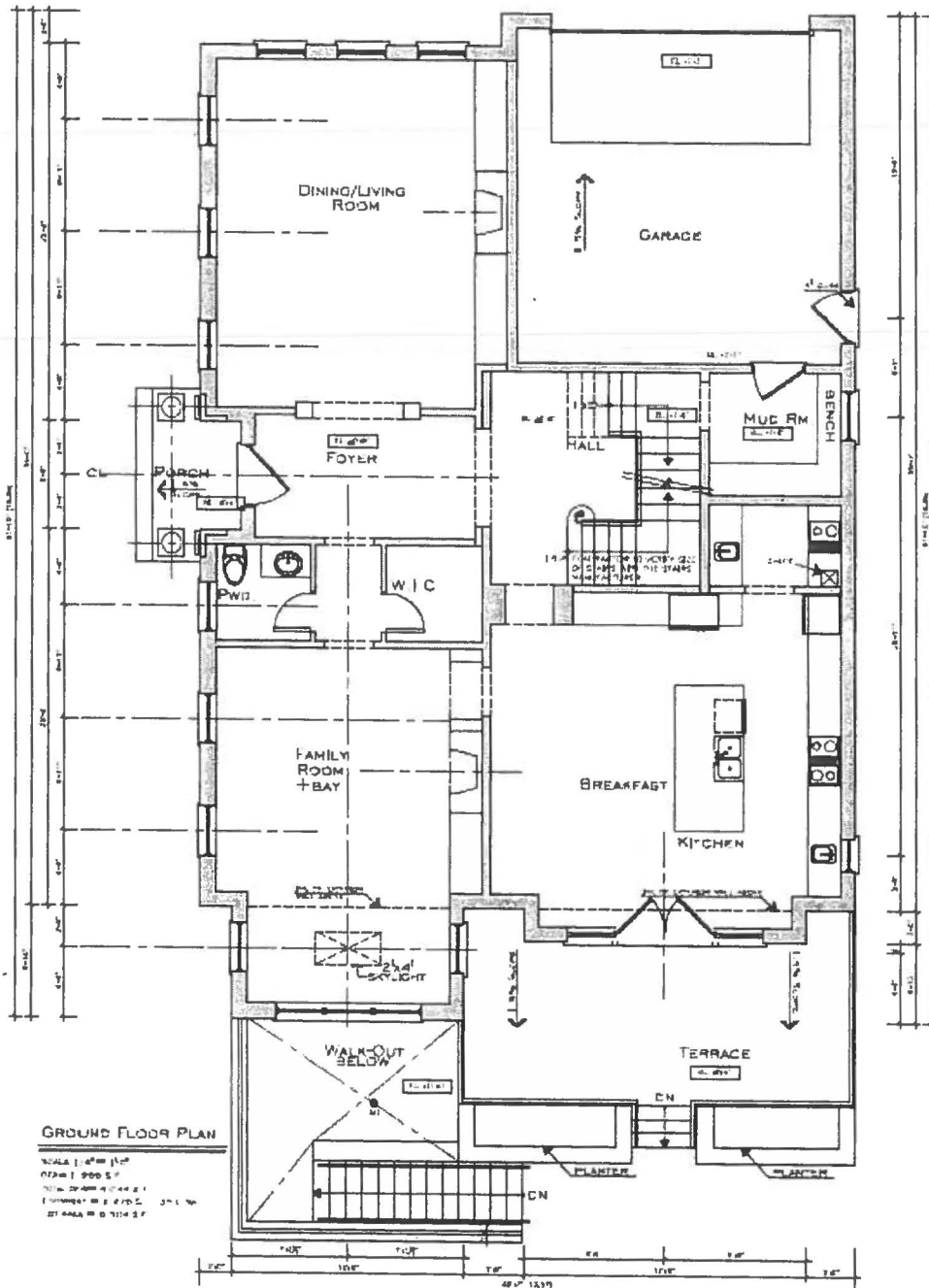
This decision is subject to the following condition(s):

1. The property being developed substantially in accordance with the site plan, floor plans and all elevations attached to this decision.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.



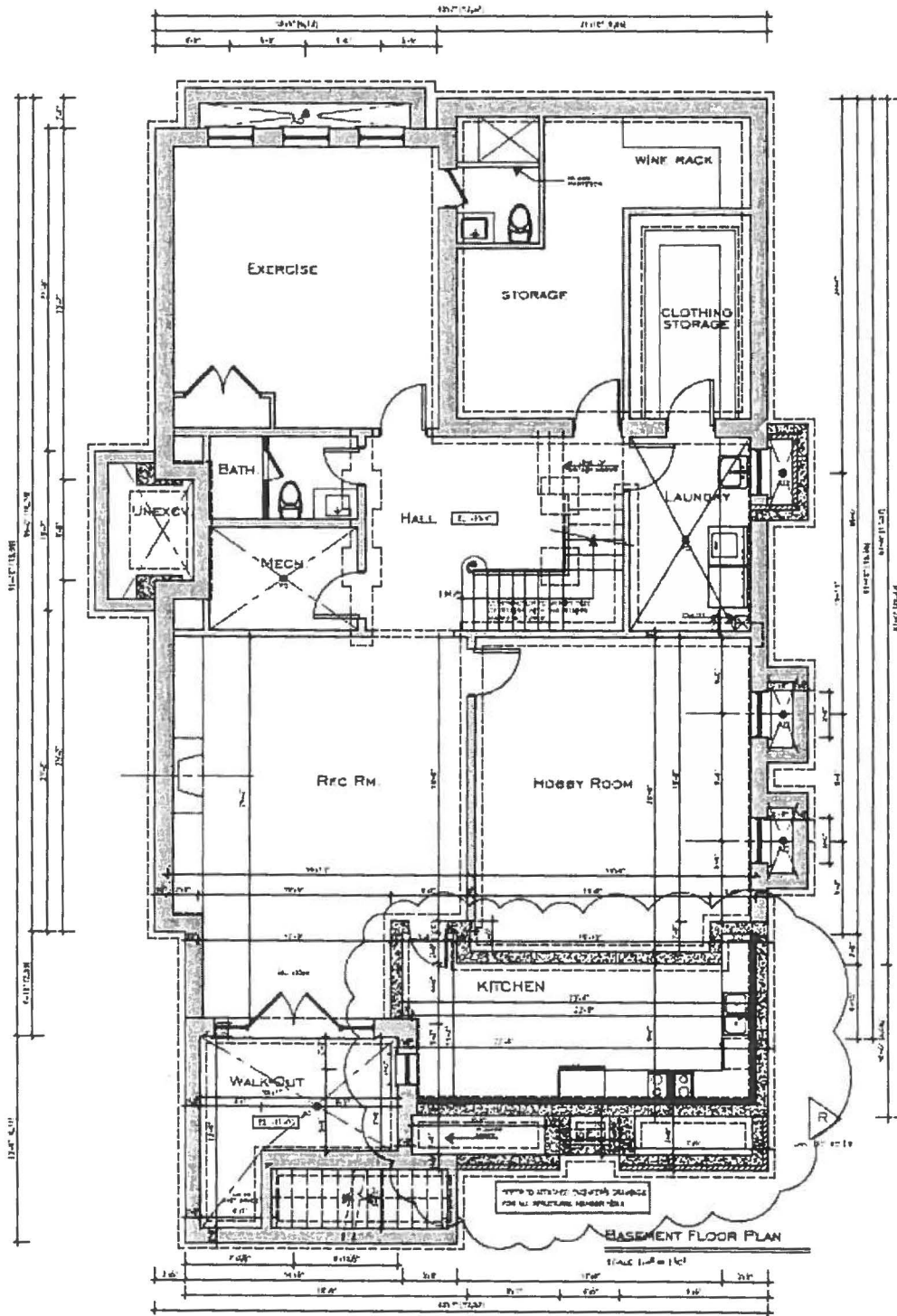


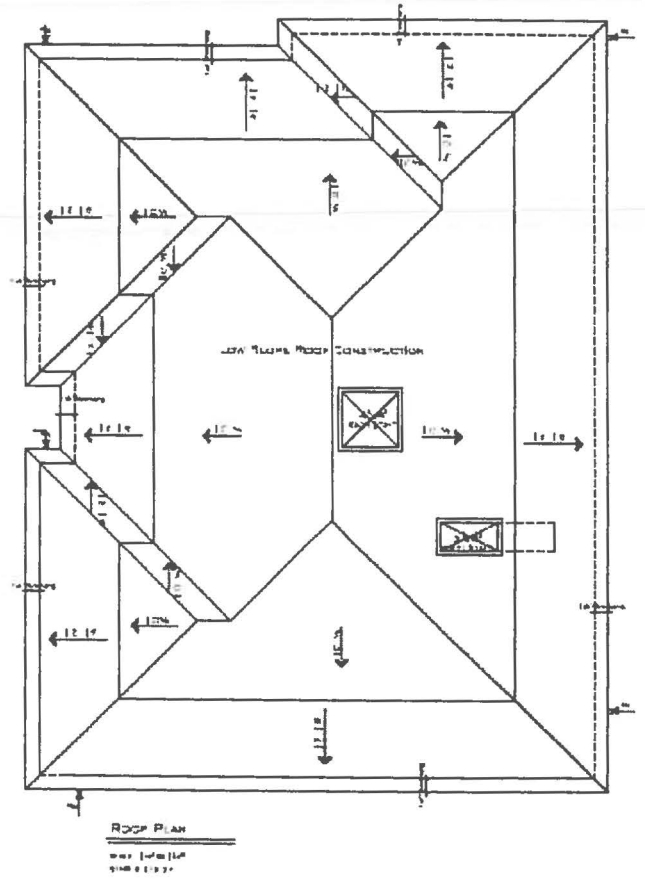
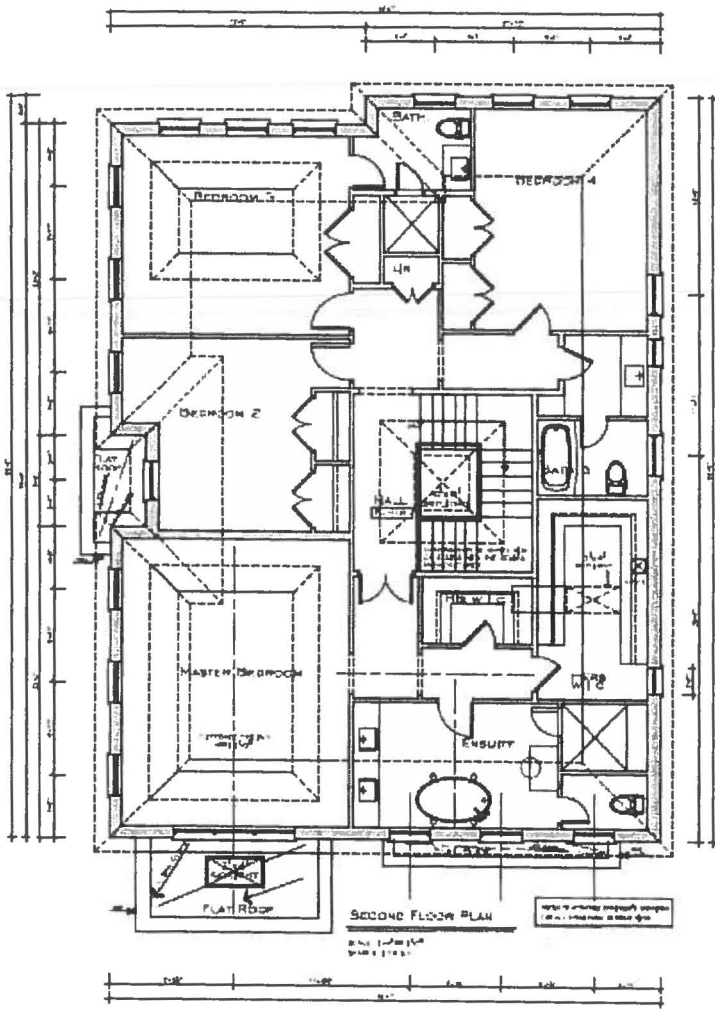
DATE: 10/14/08
 DRAWN BY: J. J. JONES
 CHECKED BY: M. J. JONES

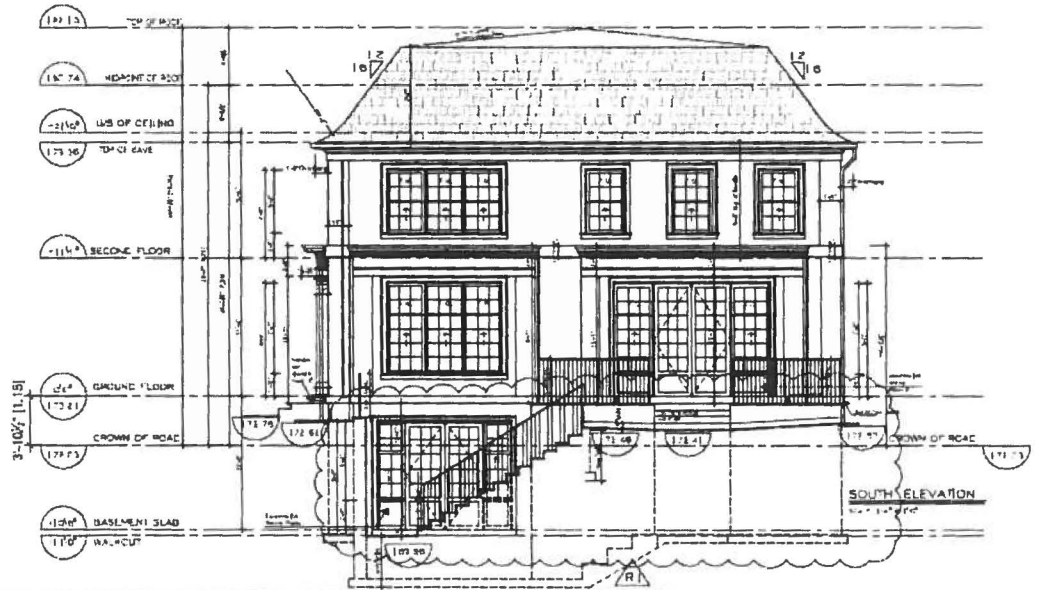
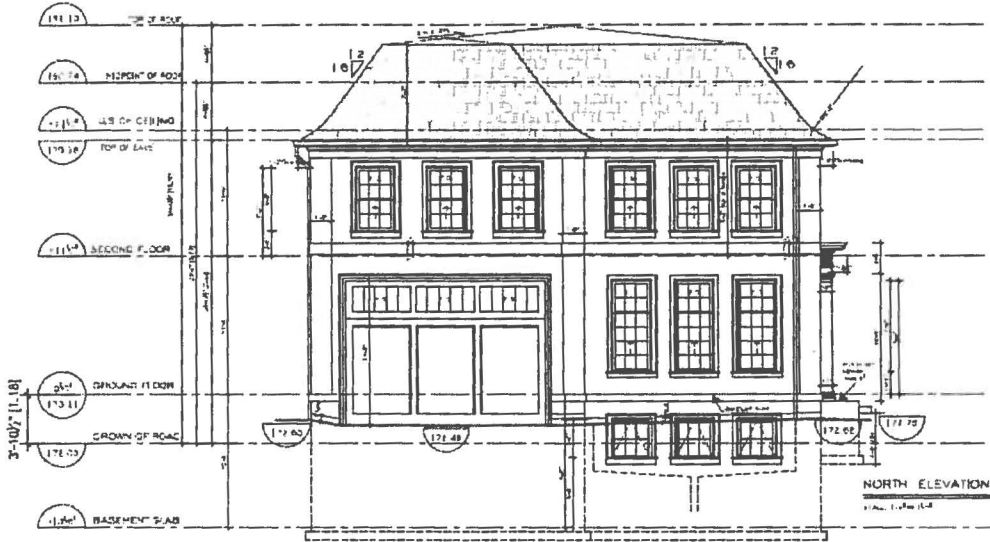


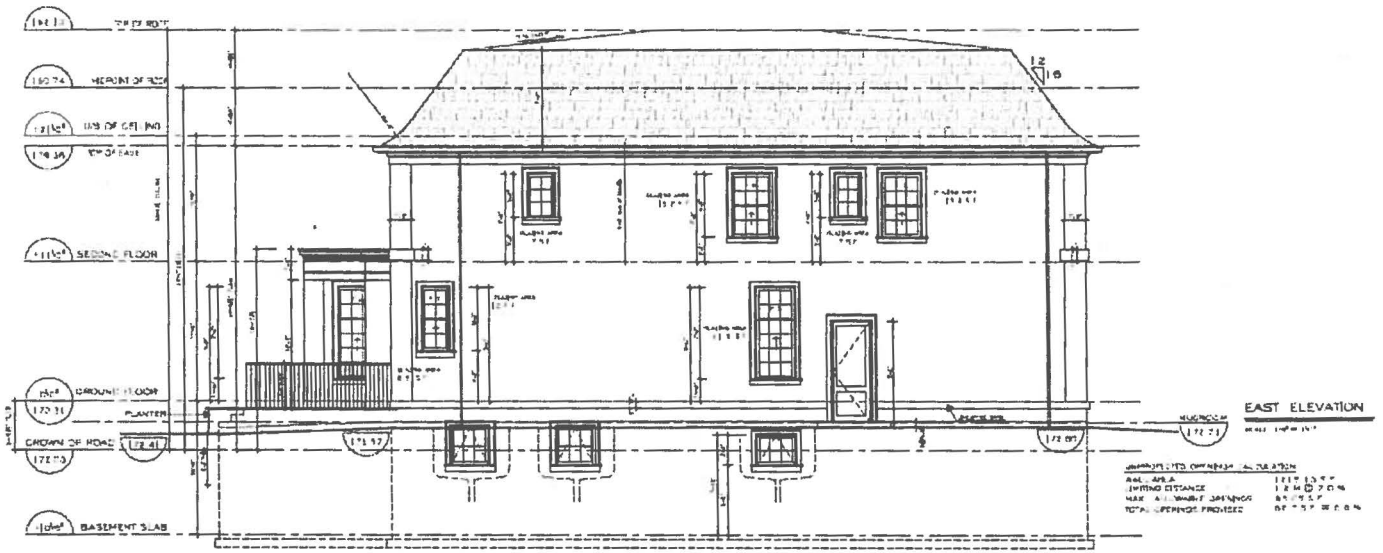
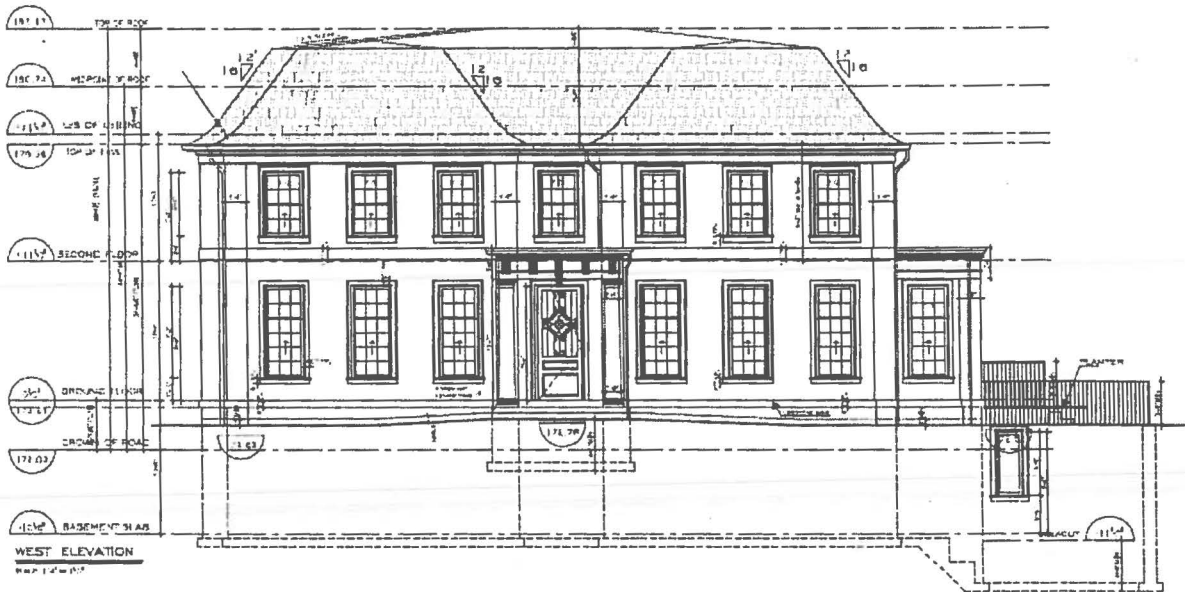
GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"
 DATE: 10/14/08
 DRAWN BY: J. J. JONES
 CHECKED BY: M. J. JONES
 PROJECT NO. 08-1014-S.F.







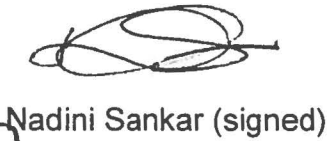


SIGNATURE PAGE

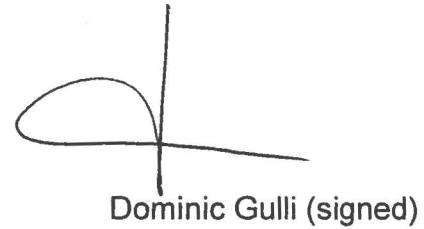
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Bruce Mullock (signed)



Nadini Sankar (signed)

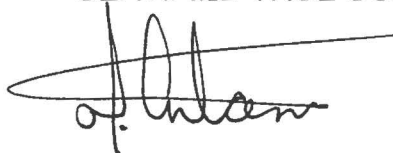


Dominic Gulli (signed)

DATE DECISION MAILED ON: Thursday, June 7, 2018

LAST DATE OF APPEAL: Wednesday, June 20, 2018

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 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 Local Planning Appeal Tribunal (LPAT) 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 or USB;
- \$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.

LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

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

- a completed LPAT 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 Environmental & Lands Tribunals Ontario (ELTO) website at <http://elto.gov.on.ca/tribunals/lpat/forms/>.

*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 **Local Planning Appeal Tribunal (LPAT)** should be submitted in accordance with the instructions above.