

Michael Mizzi
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

Committee of Adjustment
North York
North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7

416-395-6446
coa.ny@toronto.ca

Thursday, November 7, 2019

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

File Number: A0624/19NY
Property Address: 58 PARKVIEW AVE
Legal Description: PLAN 1790 LOT 720 CON 1 EY PT LOT 18
Agent: ARG ARCHITECTS INC
Owner(s): HUI WANG HUI WANG
Zoning: RD/R4 (ZC)
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, November 7, 2019, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new dwelling.

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

- 1. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed west side yard setback is 0.9m
- 2. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed east side yard setback is 1.2m.
- 3. Chapter 10.5.40.50(2), By-law No. 569-2013**
The required side yard setback for the front porch is 1.8m.
The proposed west side yard setback for the front porch is 1.2m.
- 4. Chapter 10.20.30.40.(1)(A), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 31.6% of the lot area.

5. **Chapter 10.20.40.20(1), By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0m or less, the permitted maximum building length for a detached house is 17.0m.
The proposed building length is 19.0m.
6. **Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0m.
The proposed building depth is 19.02m.
7. **Chapter 10.20.40.10.(2)(B)(i), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 8.55m.
8. **Chapter 10.20.40.10.(6), By-law No. 569-2013**
The permitted maximum height of the main pedestrian entrance above established grade is 1.2m.
The proposed height of the main pedestrian entrance above established grade is 1.4m.
9. **Chapter 10.20.40.50.(1)(B), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0m².
The proposed area of the rear platform at or above the second storey is 14.94m².
10. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.0m.
The proposed building height is 11.01m.
11. **Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 2.41m.

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 **APPROVE** the following variance(s):

2. **Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed east side yard setback is 1.2m.
3. **Chapter 10.5.40.50(2), By-law No. 569-2013**
The required side yard setback for the front porch is 1.8m.
The proposed west side yard setback for the front porch is 1.2m.

4. **Chapter 10.20.30.40.(1)(A), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 31.6% of the lot area.
5. **Chapter 10.20.40.20(1), By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0m or less, the permitted maximum building length for a detached house is 17.0m.
The proposed building length is 19.0m.
6. **Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0m.
The proposed building depth is 19.02m.
7. **Chapter 10.20.40.10.(2)(B)(i), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 8.55m.
8. **Chapter 10.20.40.10.(6), By-law No. 569-2013**
The permitted maximum height of the main pedestrian entrance above established grade is 1.2m.
The proposed height of the main pedestrian entrance above established grade is 1.4m.
9. **Chapter 10.20.40.50.(1)(B), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0m².
The proposed area of the rear platform at or above the second storey is 14.94m².
10. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.0m.
The proposed building height is 11.01m.
11. **Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 2.41m.

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

1. **Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback 1.8m.
The proposed west side yard setback is **1.2m**.

For the following reasons:

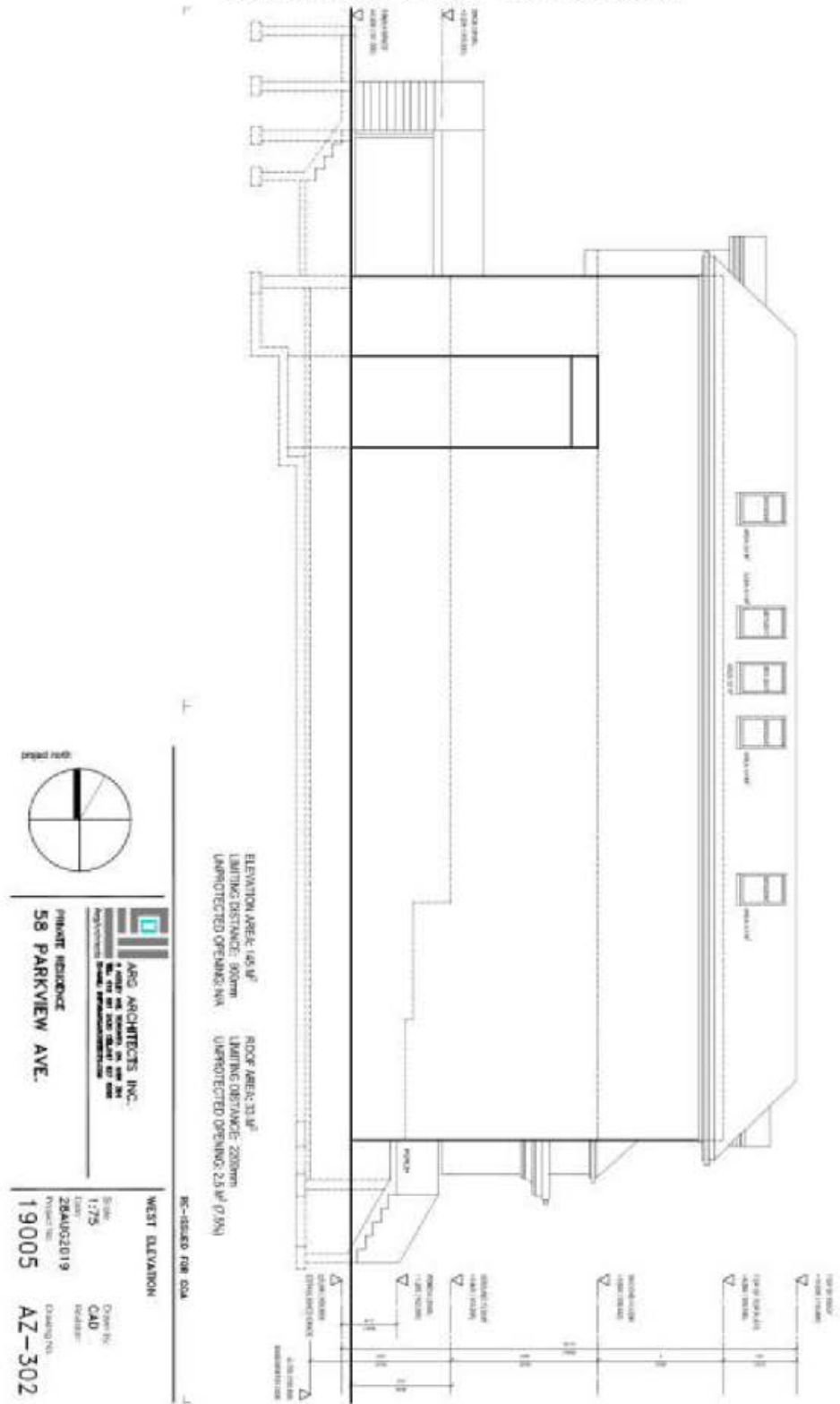
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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

1. The proposal be developed substantially in accordance with the east and west side elevation drawings submitted to the Committee of Adjustment, attached as Attachments 1 and 2 to this decision.

Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

Attachment 2: West Side Elevation

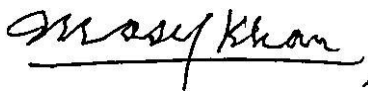


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Allan Smithies (signed)



Asif A. Khan (signed)



Nazila Atarodi (signed)



Ron Hunt (signed)

DATE DECISION MAILED ON: Thursday, November 14, 2019

LAST DATE OF APPEAL: Wednesday, November 27, 2019

CERTIFIED TRUE COPY

Daniel Antonacci
Manager and Deputy Secretary-Treasurer

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 stick; and
- \$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 website 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 digital format on a USB stick and in paper format; and
- \$300 with an additional reduced fee of \$25 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.