

Thursday, April 17, 2025

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

File Number: A0098/25NY
Property Address: 53 SNOWDON AVE
Legal Description: PLAN M260 PT LOT 29
Agent: RICHARD WENGLE ARCHITECT INC
Owner(s): XI WANG QINGHUA YANG
Zoning: RD (f9.0; d0.35) (x1428) [ZAP]
Ward: Don Valley West (15)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, April 17, 2025, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three storey detached dwelling.

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

1. Chapter 10.5.40.50.(2), By-law 569-2013

In the Residential Zone category, a platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3m of a building, must comply with the required minimum building setbacks for the zone. The required side yard setback for the front porch & rear deck is 0.9m.

The proposed West side yard setback for the Front porch is 0.46m.

2. Chapter 10.5.40.50.(2), By-law 569-2013

In the Residential Zone category, a platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3m of a building, must comply with the required minimum building setbacks for the zone. The required side yard setback for the front porch & rear deck is 0.9m.

The proposed West side setback for the Rear deck is 0.41m.

3. **Chapter 5.10.40.70.(1), By-law 569-2013**
No part of a building or structure may be in a required minimum building setback. The required side yard setback for the front canopy is 0.9m.
The proposed West side yard setback for the Front canopy is 0.46m.
4. **Chapter 5.10.40.70.(1), By-law 569-2013**
No part of a building or structure may be in a required minimum building setback. The required side yard setback for the front canopy is 0.9m.
The proposed West side setback for the Rear canopy is 0.41m.
5. **Chapter 10.5.40.50.(4)(C), By-law 569-2013**
In the Residential Zone category, the level of the floor of a platform, such as a deck or balcony, permitted in accordance with (2) above and located at or below the first storey of a residential building other than an apartment building, may be no higher than 1.2m above the ground at any point below the platform, except where the platform is attached to or within 0.3m of: a rear main wall, any part of the platform floor located 2.5m or less from the rear main wall may be no higher than the level of the floor from which it gains access.
The proposed Rear deck is 1.47m high and its projection is 3.76m.
6. **Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**
The permitted maximum height of all front, rear & side exterior main walls is 8.5m.
The proposed height of the Front exterior main walls is 11m.
7. **Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The permitted maximum floor space index is 0.35 times the area of the lot.
The proposed floor space index is 0.86 times the area of the lot.
8. **Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The required minimum side yard setback is 0.9m where the required minimum lot frontage is 6.0m to less than 12.0m.
The proposed West side yard setback is 0.41m.
9. **Chapter 10.20.40.20.(1), By-law 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 19.7m.
10. **Chapter 10.20.40.30.(1), By-law 569-2013**
The permitted maximum building depth for a detached house is 19.0m.
The proposed building depth is 20.49m.

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

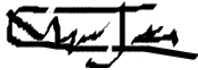
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M. Cassin

MARIANNE CASSIN (CHAIR)

Victor Keubou

VICTOR KEUBOU



LARRY SWARTZ



NADINI SANKAR

DATE DECISION MAILED ON: Thursday, April 24, 2025

LAST DATE OF APPEAL: Wednesday, May 7, 2025

CERTIFIED TRUE COPY

Sai-Man Lam

Manager and Deputy Secretary-Treasurer

Appeal Information

Only the applicant, the Minister, or a specified person or public body that has an interest in the matter may appeal this decision.

All appeals must be filed by e-mail with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.ny@toronto.ca and sai-man.lam@toronto.ca 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 Land Tribunal (OLT) for the same matter.

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 should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB, you must submit the following:

- A completed TLAB Notice of Appeal (Form 1).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary-Treasurer you will receive payment instructions.

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.

ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>