

Thursday, October 23, 2025

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

File Number: A0436/24NY
Property Address: 369 CUMMER AVE - PART 1
Legal Description: PLAN 3465 PT LOT 3
Agent: CHS CONSULTANTS LTD
Owner(s): XIAO YI LIU
Zoning: RD [ZAP]
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, October 23, 2025, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new dwelling and garden suite.

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

- 1. Chapter 10.20.30.10.(1)(A), By-law No. 569-2013**
The minimum required lot area is 600.00m².
The proposed lot area is 567.82m².
- 2. Chapter 10.20.30.20.(1)(A), By-law No. 569-2013**
The minimum required lot frontage is 15.00m.
The proposed lot frontage is 9.75m.

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

File Number: A0436/24NY
Property Address: 369 CUMMER AVE - PART 1
Legal Description: PLAN 3465 PT LOT3
Agent: CHS CONSULTANTS LTD
Owner(s): XIAO YI LIU
Zoning: RD [ZAP]
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable



JORDAN ALLISON (CHAIR)



MEDHI MARZYARI



SHAHIN FAZELI



NADINI SANKAR

DATE DECISION MAILED ON: Thursday, October 30, 2025

LAST DATE OF APPEAL: Wednesday, November 12, 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/>

Thursday, October 23, 2025

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

File Number: A0435/24NY
Property Address: 369 CUMMER AVE - PART 2
Legal Description: PLAN 3465 PT LOT 3
Agent: CHS CONSULTANTS LTD
Owner(s): XIAO YI LIU
Zoning: RD [ZAP]
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, October 23, 2025, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new dwelling and garden suite.

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

- 1. Chapter 10.20.30.10.(1)(A), By-law No. 569-2013**
The minimum required lot area is 600.00m².
The proposed lot area is 567.82m².
- 2. Chapter 10.20.30.20.(1)(A), By-law No. 569-2013**
The minimum required lot frontage is 15.00m.
The proposed lot frontage is 9.75m.

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

File Number: A0435/24NY
Property Address: 369 CUMMER AVE - PART 2
Legal Description: PLAN 3465 PT LOT3
Agent: CHS CONSULTANTS LTD
Owner(s): XIAO YI LIU
Zoning: RD [ZAP]
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable



JORDAN ALLISON (CHAIR)



MEDHI MARZYARI



SHAHIN FAZELI



NADINI SANKAR

DATE DECISION MAILED ON: Thursday, October 30, 2025

LAST DATE OF APPEAL: Wednesday, November 12, 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/>

Thursday, October 23, 2025

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

File Number: B0034/24NY
Property Address: 369 CUMMER AVE
Legal Description: PLAN 3465 PT LOT 3
Agent: CHS CONSULTANTS LTD
Owner(s): XIAO YI LIU
Zoning: RD [ZAP]
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable

Notice was given and the application considered on Thursday, October 23, 2025, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two residential lots and to construct two new dwellings.

CONVEYED - PART 2

ADDRESS TO BE ASSIGNED

The proposed lot frontage is 9.75m.

The proposed lot area is 567.82m².

The property will be redeveloped as the site of a new dwelling and garden suite, requiring variances to the Zoning By-law(s), as outlined in application # A0435/24NY.

RETAINED - PART 1

ADDRESS TO BE ASSIGNED

The proposed lot frontage is 9.75m.

The proposed lot area is 567.82m².

The property will be redeveloped as the site of a new dwelling and garden suite, requiring variances to the Zoning By-law(s), as outlined in application # A0436/24NY.

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 Refused

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.

SIGNATURE PAGE

File Number: B0034/24NY
Property Address: 369 CUMMER AVE
Legal Description: PLAN 3465 PT LOT3
Applicant: CHS CONSULTANTS LTD
Owner(s): Zoning: XIAO YI LIU
Ward: RD [ZAP]
Community: Willowdale(18)
Heritage: North York
Not Applicable



JORDAN ALLISON (CHAIR)



MEDHI MARZYARI



SHAHIN FAZELI



NADINI SANKAR

DATE DECISION MAILED ON: Thursday, October 30, 2025

LAST DATE OF APPEAL: Wednesday, November 19, 2025

CERTIFIED TRUE COPY

Sai-Man Lam
Manager and Deputy Secretary-Treasurer

Appeal Information

Only the applicant, the Minister, a specified person or any public body may appeal this decision.

Further, only individuals, corporations and public agencies may appeal decisions in respect of applications for consent. 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.

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/>