

**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

416-395-7141  
coa.ny@toronto.ca

Wednesday, October 23, 2019

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

**File Number:** A0462/19NY  
**Property Address:** 82 HANNA RD  
Legal Description: PLAN 2121 PT LOTS 278 TO 279  
Agent: LM BUILDING DESIGN  
Owner(s): DANOUSH HOSSEINZADEH  
Zoning: RD (f12.0, a370, d0.6)/R1B [WAV]  
Ward: Don Valley West (15)  
Community: East York  
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Wednesday, October 23, 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 10.20.30.40.(1), By-law 569-2013**  
The maximum permitted lot coverage is 35 % of the lot area.  
The proposed lot coverage is 37 % of the lot area.
2. **Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 19.4m.
3. **Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted building depth is 19.0m.  
The proposed building depth is 20.0m.
4. **Chapter 10.20.40.40.(1), By-law 569-2013**  
The maximum permitted floor space index is 0.60 times the area of the lot.  
The proposed floor space index is 0.66 times the area of the lot.

5. **Chapter 10.20.40.70.(3), By-law 569-2013**  
The minimum required side yard setback is 1.2m.  
The proposed north side yard setback is 0.9m.
6. **Chapter 10.20.40.70.(3), By-law 569-2013**  
The minimum required side yard setback is 1.2m.  
The proposed south side yard setback is 0.91m.
7. **Chapter 10.5.40.60.(3), By-law 569-2013**  
The maximum permitted width of stairs in the front yard is 2.0m.  
The proposed width of the stairs is 2.44m.
8. **Chapter 10.20.40.10.(1), By-law 569-2013**  
The maximum permitted building height is 8.5m.  
The proposed height of the building is 8.9m.
9. **Section 6.3.3, By-law 1916**  
The maximum permitted building height is 8.5m.  
The proposed building height is 8.9m.

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**

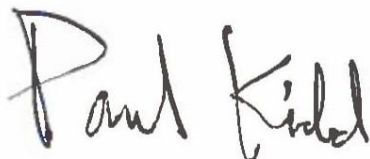
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Community: East York  
Heritage: Not Applicable



Allan Smithies (signed)



Denise Graham (signed)



Paul Kidd (signed)

DATE DECISION MAILED ON: Thursday, October 31, 2019

LAST DATE OF APPEAL: Tuesday, November 12, 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](http://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.