

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

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

Thursday, November 4, 2021

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

**File Number:** A0647/21NY  
**Property Address:** 232 SNOWDON AVE  
**Legal Description:** PLAN M370 LOT 19  
**Agent:** ALI SHAKERI  
**Owner(s):** AZADEH BABALI ALIREZA AGHAEI BARADARAN  
**Zoning:** RD [WAV]  
**Ward:** Don Valley West (15)  
**Community:** Toronto  
**Heritage:** Not Applicable

Notice was given and a Public Hearing was held on Thursday, November 4, 2021, 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 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.35 times the lot area.  
The proposed floor space index is 0.75 times the lot area.
- 2. Chapter 10.20.40.10., By-law No. 569-2013**  
The maximum permitted height for pair of front and rear exterior main walls is 7.50m.  
The proposed height for pair of front and rear exterior main walls is 8.44m.

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):

**1. Chapter 10.20.40.40.(1), By-law No. 569-2013**

The maximum permitted floor space index is 0.35 times the lot area.

The proposed floor space index is 0.75 times the lot area.

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

**2. Chapter 10.20.40.10., By-law No. 569-2013**

The maximum permitted height for pair of front and rear exterior main walls is 7.50m.

The proposed height for pair of front and rear exterior main walls is **8m**.

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 requirements of the Parks and Recreation, Urban Forestry Division;**

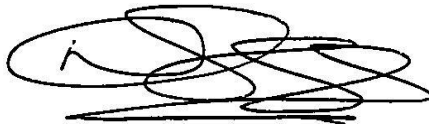
- i) Submission of a complete application for a permit to injure or destroy a City-owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article II Trees on City Streets.

**SIGNATURE PAGE**

**File Number:** A0647/21NY  
**Property Address:** 232 SNOWDON AVE  
Legal Description: PLAN M370 LOT 19  
Agent: ALI SHAKERI  
Owner(s): AZADEH BABALI ALIREZA AGHAEI BARADARAN  
Zoning: RD [WAV]  
Ward: Don Valley West (15)  
Community: Toronto  
Heritage: Not Applicable



Isaac Lallouz (signed)



Nadini Sankar (signed)



Giuseppe Bartolo (signed)



Thomas Klassen (signed)

DATE DECISION MAILED ON: Thursday, November 11, 2021

LAST DATE OF APPEAL: Wednesday, November 24, 2021

CERTIFIED TRUE COPY

**Daniel Antonacci**  
Manager and Deputy Secretary-Treasurer

## Appeal Information

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.

### TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to [coa.ny@toronto.ca](mailto:coa.ny@toronto.ca) and [Daniel.Antonacci@toronto.ca](mailto:Daniel.Antonacci@toronto.ca) by the last date of appeal as shown on the signature page.

To appeal this decision, 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](http://www.toronto.ca/tlab).

### ONTARIO LAND TRIBUNAL (OLT) INSTRUCTIONS

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to [coa.ny@toronto.ca](mailto:coa.ny@toronto.ca) and [Daniel.Antonacci@toronto.ca](mailto:Daniel.Antonacci@toronto.ca) by the last date of appeal as shown on the signature page.

To appeal this decision, you must submit the following:

- A completed OLT Appellant Form (A1) in digital format on a USB stick and in paper format.
- \$400 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).
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/appeals-process/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 **Ontario Land Tribunal (OLT)** should be submitted in accordance with the instructions above.