11. 219 HOLLYWOOD AVE

File Number: A0559/10NY  Zoning: R6 - PAL -
Owner(s): MANDANA KHALILI-SHAVARINI  Ward: Willowdale (23)
Agent: MICHAEL GOLDBERG
Property Address: 219 HOLLYWOOD AVE  Community: North York
Legal Description: PLAN 1801 PT LOT 71

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a three storey dwelling with a below grade garage. The existing dwelling would be demolished. The property was previously subject to minor variance application (A0055/07NY) which was considered by the Committee of Adjustment on March 1, 2007. The Committee of Adjustment approved the application for lot coverage of 32%. The application is back again with a different proposal.

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

North York Zoning By-law no. 7625

1. Proposed lot coverage of 31.61% (157.38m² or 1693.95sq.ft.)
   WHEREAS a maximum of 30% (149.36m² or 1607.6sq.ft.) is permitted;

2. Proposed front yard landscaping of 40.8%
   WHEREAS a minimum of 50% is required;

3. Proposed garage floor is located below the established grade
   WHEREAS the elevation of the floor of the entrance to the garage is to be located at or above the established grade;

4. Proposed building length of 18.1m
   WHEREAS a maximum of 15.3m is permitted; and

5. Proposed front yard soft landscaping of 68.5%
   WHEREAS a minimum of 75% is required;

City of Toronto Zoning By-law no. 1156-2010

1. Proposed lot coverage of 31.61% (157.38m² or 1693.95sq.ft.)
   WHEREAS a maximum of 30% (149.36m² or 1607.6sq.ft.) is permitted;

2. Proposed main wall height of 8m
   WHEREAS a maximum of 7m is permitted;

3. Proposed building height of 10.24m
   WHEREAS a maximum of 10m is permitted;
4. Proposed dwelling length of 18.1m
   WHEREAS a maximum of 17m is permitted;

5. Proposed front yard landscaping of 40.8%
   WHEREAS a minimum of 50% is required;

6. Proposed front yard soft landscaping of 68.5%
   WHEREAS a minimum of 75% is required;

7. Proposed a below grade garage
   WHEREAS a below grade garage is not permitted;

8. Proposed front balcony area of 16.04m²
   WHEREAS a maximum of 4m² is permitted;

9. Proposed rear balcony area of 14.86m²
    WHEREAS a maximum of 4m² is permitted; and

10. Proposed three storey dwelling
    WHEREAS a maximum of two storey is permitted.
NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number: A0559/10NY
Owner(s): MANDANA KHALILI-SHAVARINI
Agent: MICHAEL GOLDBERG
Property Address: 219 HOLLYWOOD AVE
Legal Description: PLAN 1801 PT LOT 71

Zoning: R6 - PAL -
Ward: Willowdale (23)
Community: North York

Notice was given and a Public Hearing was held on Wednesday, January 26, 2011, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a three storey dwelling with a below grade garage. The existing dwelling would be demolished. The property was previously subject to minor variance application (A0055/07NY) which was considered by the Committee of Adjustment on March 1, 2007. The Committee of Adjustment approved the application for lot coverage of 32%. The application is back again with a different proposal.

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

North York Zoning By-law no. 7625

1. Proposed lot coverage of 31.61% (157.38m²)
   WHEREAS a maximum of 30% (149.36m²) is permitted;

2. Proposed front yard landscaping of 40.8%
   WHEREAS a minimum of 50% is required;

3. Proposed garage floor is located below the established grade
   WHEREAS the elevation of the floor of the entrance to the garage is to be located at or above the established grade;

4. Proposed building length of 18.1m
   WHEREAS a maximum of 15.3m is permitted; and

5. Proposed front yard soft landscaping of 68.5%
   WHEREAS a minimum of 75% is required;

City of Toronto Zoning By-law no. 1156-2010
1. Proposed lot coverage of 31.61% (157.38m²)  
   WHEREAS a maximum of 30% (149.36m²) is permitted;

2. Proposed main wall height of 8m  
   WHEREAS a maximum of 7m is permitted;

3. Proposed building height of 10.24m  
   WHEREAS a maximum of 10m is permitted;

4. Proposed dwelling length of 18.1m  
   WHEREAS a maximum of 17m is permitted;

5. Proposed front yard landscaping of 40.8%  
   WHEREAS a minimum of 50% is required;

6. Proposed front yard soft landscaping of 68.5%  
   WHEREAS a minimum of 75% is required;

7. Proposed a below grade garage  
   WHEREAS a below grade garage is not permitted;

8. Proposed front balcony area of 16.04m²  
   WHEREAS a maximum of 4m² is permitted;

9. Proposed rear balcony area of 14.86m²  
   WHEREAS a maximum of 4m² is permitted; and

10. Proposed three storey dwelling  
    WHEREAS a maximum of two storey is permitted.

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 authorize this variance application 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 owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article II, with respect to City owned trees, to the satisfaction of the Urban Forestry Division.

2. The owner shall submit a Tree Security Deposit (in the form of a certified cheque or letter of credit only) and sign a Tree Preservation Agreement to the satisfaction of the Urban Forestry Division.

3. The reverse sloped driveway to be constructed to the satisfaction of and in accordance with the plans submitted to and approved by the Toronto Water Division.
SIGNATURE PAGE

File Number: A0559/10NY
Owner: MANDANA KHALILI-SHAVARINI
Agent: MICHAEL GOLDBERG
Property Address: 219 HOLLYWOOD AVE
Legal Description: PLAN 1801 PT LOT 71

Zoning: R6 - PAL -
Ward: Willowdale (23)
Community: North York

(Virginia A. Solomon (signed) Jason Tsang (signed))

DATE DECISION MAILED ON: Thursday, February 3, 2011
LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, February 14, 2011
CERTIFIED TRUE COPY

Denise Rundle (signed)
Manager & Deputy Secretary Treasurer
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of $125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of $25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.