

Wednesday, June 15, 2011

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

File Number:	A188/11NY	Zoning	R6 - PPR -
Owner(s):	NASTARAN RAFIEE	Ward:	Willowdale (23)
Agent:	AHAD RAHNAMAEI		
Property Address:	<b>176 ALFRED AVE</b>	Community:	North York
Legal Description:	PLAN M372 PT LOTS 471 & 472		

Notice was given and a Public Hearing was held on Wednesday, June 15, 2011, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application to permit the construction of a two storey dwelling. The existing dwelling would be demolished.

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

**North York Zoning By-law No. 7625**

1. Proposed lot coverage of 32.9% (136.3m<sup>2</sup>)  
WHEREAS a maximum of 30% (124.3m<sup>2</sup>) is permitted;
2. Proposed building height of 9.1m  
WHEREAS a maximum of 8.8m is permitted;
3. Proposed finished first floor height of 1.99m  
WHEREAS a maximum of 1.5m is permitted; and
4. Proposed east yard setback of 0.70m (to the garage and basement foundation wall)  
WHEREAS a minimum of 1.2m is required.

**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):

**North York Zoning By-law No. 7625**

2. Proposed building height of 9.1m  
WHEREAS a maximum of 8.8m is permitted;

3. Proposed finished first floor height of 1.99m  
WHEREAS a maximum of 1.5m is permitted; and
4. Proposed east yard setback of 0.70m (to the garage and basement foundation wall)  
WHEREAS a minimum of 1.2m is required.

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

**North York Zoning By-law No. 7625**

1. Proposed lot coverage of **32.00% (132.6m<sup>2</sup>)**  
WHEREAS a maximum of 30% (124.3m<sup>2</sup>) is permitted;

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.

## SIGNATURE PAGE

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Isaac Lallouz (signed)

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Ronald Forbes (signed)

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Donald Di Prospero (signed)

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David Peacock (signed)

DATE DECISION MAILED ON: Thursday, June 23, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, July 4, 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](http://www.omb.gov.on.ca).