

CITY OF TORONTO
JOHN FILION
or OCCUPANT
CITY HALL
100 QUEEN ST W SUITE B36
TORONTO ON M5H 2N2

Wednesday, July 27, 2011

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

File Number:	A0593/10NY	Zoning	R6 (ZZC)
Owner(s):	SOHEIL ZAREE	Ward:	Willowdale (23)
Agent:	AZIZ JAFARI		
Property Address:	197 CAMERON AVE	Community:	North York
Legal Description:	PLAN M442 PT LOT 30		

Notice was given and a Public Hearing was held on Wednesday, July 27, 2011, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new three storey dwelling with an integral at-grade, two car garage on the above noted property. 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 32.00% of the lot area
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
2. Proposed building height of 9.47m
WHEREAS a maximum building height of 8.80m is permitted;
3. Proposed number of storeys is three (3)
WHEREAS a maximum number of storeys permitted is two (2);
4. Proposed front balcony area of 4.00m²
WHEREAS a maximum front balcony area of 3.80m² is permitted; and
5. Proposed rear balcony area of 4.00m²
WHEREAS a maximum rear balcony area of 3.80m² 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 **APPROVE** the following variance(s):

North York Zoning By-law No. 7625

1. Proposed lot coverage of 32.00% of the lot area
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
3. Proposed number of storeys is three (3)
WHEREAS a maximum number of storeys permitted is two (2);
4. Proposed front balcony area of 4.00m²
WHEREAS a maximum front balcony area of 3.80m² is permitted; and
5. Proposed rear balcony area of 4.00m²
WHEREAS a maximum rear balcony area of 3.80m² 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.

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

North York Zoning By-law No. 7625

2. Proposed building height of 9.47m
WHEREAS a maximum building height of 8.80m is permitted;

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.

This decision is subject to the following condition(s):

1. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article III, with respect to privately owned trees, to the satisfaction of the Urban Forestry Division.
2. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.

SIGNATURE PAGE

File Number: A0593/10NY
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Agent: AZIZ JAFARI
Property Address: **197 CAMERON AVE**
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Zoning: R6 (ZZC)
Ward: Willowdale (23)
Community: North York

~~Isaac Lallouz (signed)~~

David Peacock (signed)

Virginia A. Solomon (signed)

Donna McCormick (signed)

DATE DECISION MAILED ON: Thursday, August 4, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, August 15, 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.