

City Planning Division
Gary Wright, Chief Planner and Executive Director

CITY OF TORONTO COUNCILLOR FILION or OCCUPANT 5100 YONGE ST TORONTO ON North York Civic Centre 5100 Yonge Street Toronto, Ontario M2N 5V7 Phone: (416)395-7100 Fax: (416)395-7200

Wednesday, December 14, 2011

NOTICE OF DECISION

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

File Number:

A576/11NY

Zoning

R4 - Waiver -

Owner(s):

ELHAM KARIMI

Ward:

Willowdale (23)

Agent:

ALEX BOROS

Property Address:

229 HOLMES AVE

Community:

North York

Legal Description:

PLAN 3691 EPT WPT 26

Notice was given and a Public Hearing was held on Wednesday, December 14, 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:

- Proposed west side yard setback of 1.2m WHEREAS a minimum of 1.8m is required;
- 2. Proposed east side yard setback of 1.2m WHEREAS a minimum of 1.8m is required;
- 3. Proposed building length of 18.9m WHEREAS a maximum of 16.8m is permitted;
- 4. Proposed building height of 9.45m WHEREAS a maximum of 8.8m is permitted;
- 5. Proposed lot coverage of 31.4% (153.5m²)
 WHEREAS a maximum of 30% (146.7m²) is permitted; and
- 6. Existing lot frontage of 12.5m
 WHEREAS a minimum of 15m 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 authorize this variance application for the following reasons:

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- 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. 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.

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SIGNATURE PAGE

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ELHAM KARIMI

Community:

North York

Property Address: Legal Description:

PLAN 3691 EPT WPT 26

Isaac Lallouz (signed)

Edwin(Ted) Ross Shepherd

Rick Ross (signed)

(signed)

DATE DECISION MAILED ON: Thursday, December 22, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, January 2, 2012

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.

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