



City Planning Division
Gary Wright, Chief Planner and Executive Director

North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 5V7
Phone: (416)395-7100
Fax: (416)395-7200

CITY OF TORONTO
COUNCILLOR FILION
or OCCUPANT
5100 YONGE ST
TORONTO ON

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:

1. 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:

- 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.

