

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:	<b>229 HOLMES AVE</b>	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% (153.5m<sup>2</sup>)  
WHEREAS a maximum of 30% (146.7m<sup>2</sup>) 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.





**STAFF REPORT**  
Committee of Adjustment  
Application

<b>Date:</b>	Friday, December 1, 2011
<b>To:</b>	<b>Chair and Committee Members of the Committee of Adjustment North York District</b>
<b>From:</b>	Allen Appleby, Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 (Willowdale)
<b>Reference:</b>	File No. A576/11NY Address: <b>229 HOLMES AVE</b> Application to be heard: Wednesday, December 14, 2011 at 10:00 a.m.

**RECOMMENDATION**

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1. Staff recommend the building height be reduced to better reflect the neighbourhood character.

**APPLICATION**

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

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

North York Zoning By-law 7625

1. Proposed west side yard setback of 0.9m  
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 9.6m

WHEREAS a maximum of 8.8m is permitted;

5. Proposed lot coverage of 31.4% (153.5m<sup>2</sup> or 1652.7sq.ft.)

WHEREAS a maximum of 30% (146.7m<sup>2</sup> or 1579.1sq.ft.) is permitted; and

6. Existing lot frontage of 12.5m

WHEREAS a minimum of 15m is required.

## COMMENTS

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The subject property is located east of Willowdale Avenue and south of Finch Avenue East and is designated *Neighbourhoods* in the City of Toronto Official Plan. *Neighbourhoods* are considered stable areas where new development will maintain the existing physical character of the area.

Section 4.1 of the Plan outlines the development policies for *Neighbourhoods*. The Official Plan acknowledges that *Neighbourhoods*, while stable, will be subject to physical change in the form of enhancements, additions, and infill housing. The key policy of the Plan is to ensure that new development will respect and reinforce the existing physical character of the neighbourhood. The preamble to the development criteria states, "Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing character."

Policy 4.1.5 outlines development criteria for in established *Neighbourhoods*. Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the area, with regard to:

- c) Heights, massing, scale and dwelling type of nearby residential properties;

The Plan affirms that no changes will be made with respect to rezoning, minor variance, consent or other public action that are not in keeping with the physical character of the neighbourhood.

The subject property is zoned R4, in the former City of North York By-Law No. 7625 as amended. The objective of the Zoning By-Law is to establish specific standards as to how land is developed. Limitations on building height are devised to achieve more uniform and consistent built form streetscapes to maintain a standard pattern of development.

In communication with the applicant, staff expressed concerns in regards to the proposed west side yard setback of 0.9m and proposed building height of 9.6m. The applicant has agreed to revise the proposed west side yard setback to **1.2m** and proposed building height to **9.45m**, as per the attached plans.

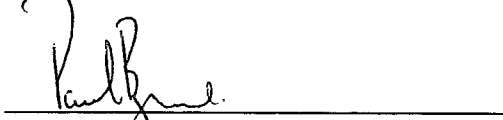
Staff still have concerns with the revised building height of 9.45m as it does not reflect the prevailing building heights in the neighbourhood. It is recommended that the proposed building height be reduced to better fit the neighbourhood character.

Respectfully submitted,

**CONTACT**

Vanessa Covello, Assistant Planner  
Tel: 416-395-7104  
Fax: 416-395-7200  
E-mail: vcovell@toronto.ca

**SIGNATURE**

A handwritten signature in black ink, appearing to read "Allen Appleby", is written over a horizontal line.

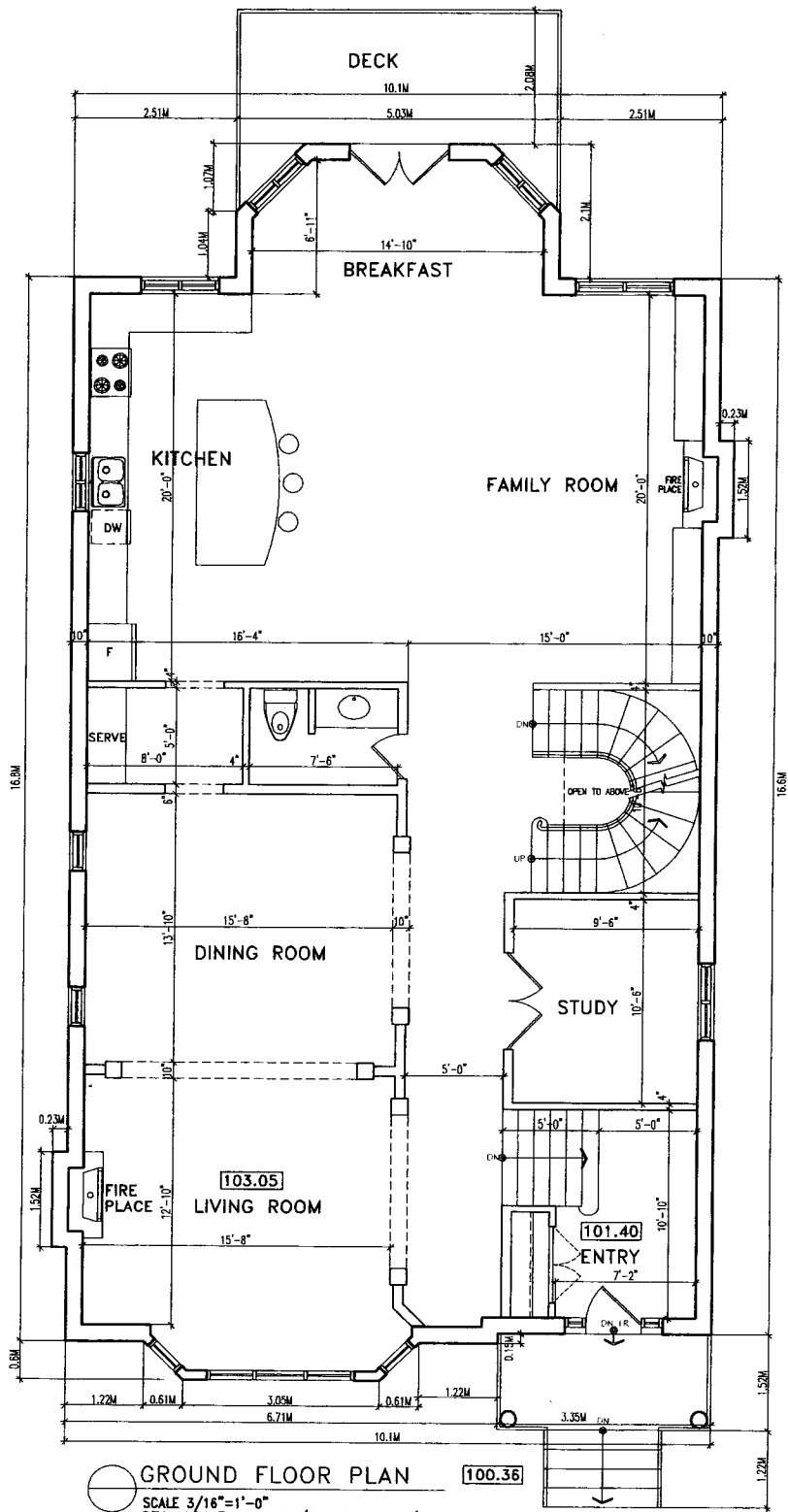
for Allen Appleby  
Director, Community Planning, North York District

**A576/11NY - 229 HOLMES AVENUE**









○ GROUND FLOOR PLAN **100.36**  
 SCALE 3/16"=1'-0"  
 GFA=180.5 SQ. M. (1943 SQ. FT)

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THE SITE LOCATION. ALL DIMENSIONS AND MATERIALS SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BY PHONE AND SUBSEQUENT WRITTEN CORRECTIONS MUST BE MADE TO CORRECTNESS OF THE WORK. THE DRAWINGS MUST NOT BE SCALED. THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE DESIGNER'S WRITTEN AUTHORITY.

NO.	REVISIONS	DATE

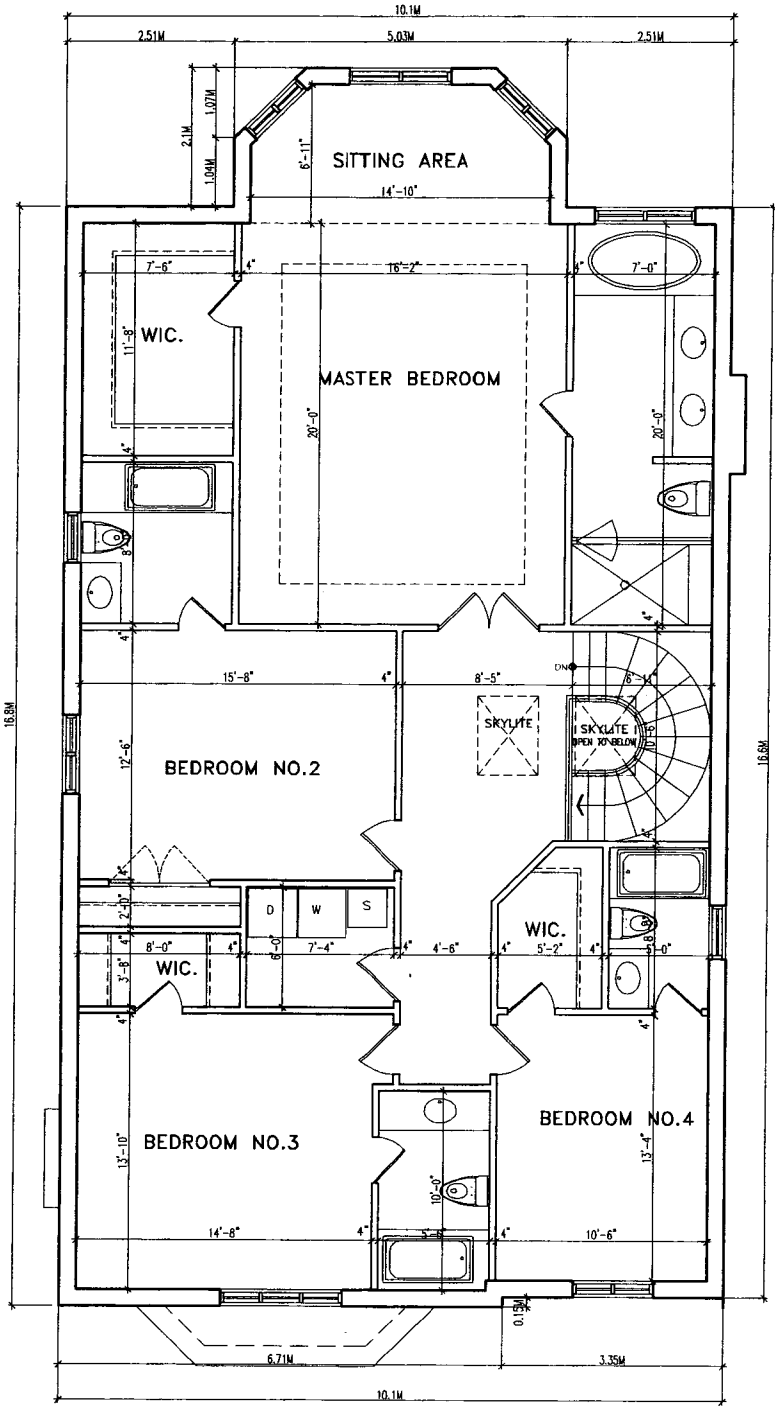
  

DRAWING STATUS	
STATUS APPROVAL	
DATE	

**ALEXANDER BOROS**  
 PLANNING AND DESIGN  
 ASSOCIATES  
 BCIN: 24385

537 Lawrence Avenue West  
 Toronto, Ontario, M6A 1A3  
 ph (416)440-0905  
 Fax: (866)709-0401  
 email alexboros@progers.com

DRAWING TITLE:	
PROPOSED HOUSE AT 229 HOLMES AVENUE TORONTO, ONTARIO	
SCALE:	N.T.S.
DRAWN:	J.A.
CHECKED:	A.B.
DATE:	NOV 28/2011
DRAWING NO:	A3
OF	



○ SECOND FLOOR PLAN  
 SCALE 3/16"=1'-0"  
 GFA=177.9 SQ. M. (1915 SQ. FT)

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND NOTED IN THE JOB AND ANY VARIATIONS OR DISCREPANCIES MUST BE REPORTED TO BE CORRECTED BY THE DESIGNER'S WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING MUST NOT BE SEALED, REPRODUCED, COPIED, OR CONTRACT SPECIFICATIONS ARE THE COPYRIGHT PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED, ALTERED, OR REDUCED WITHOUT THE DESIGNER'S WRITTEN AUTHORITY.

ISSUED: \_\_\_\_\_ DATE: \_\_\_\_\_

NO.	REVISIONS	DATE

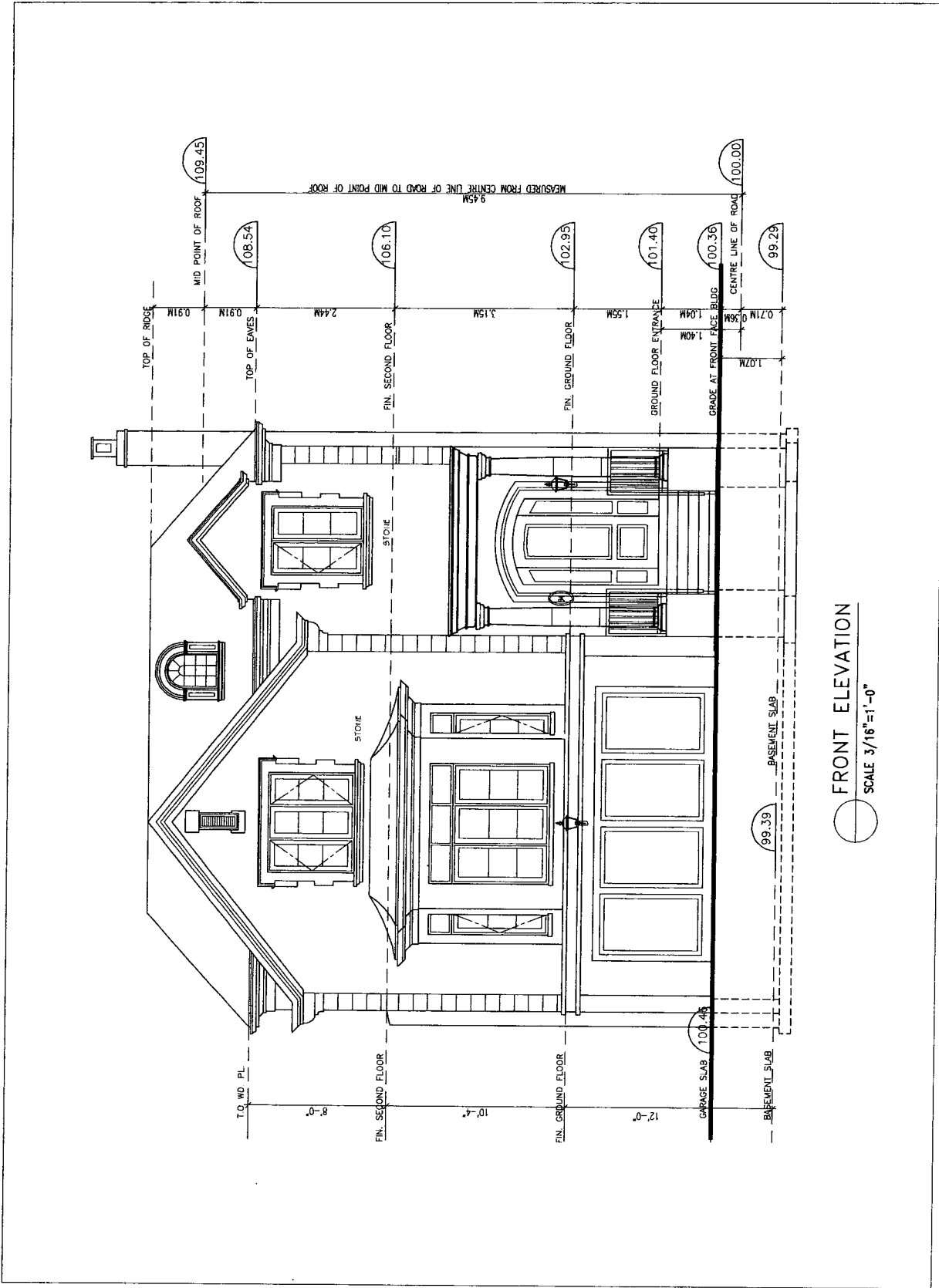
  

DRAWING STATUS	
STATUS APPROVAL	
	DATE

**ALEXANDER BOROS**  
 PLANNING AND DESIGN  
 ASSOCIATES  
 BCIN: 24385

537 Lawrence Avenue West  
 Toronto, Ontario M6A 1A3  
 Tel: (416) 440-8406  
 Fax: (416) 709-0401  
 email: alexboros@imgres.com

DRAWING TITLE: PROPOSED HOUSE AT 229 HOLMES AVENUE TORONTO, ONTARIO	
SCALE:	N.T.S.
DRAWN: J.A.	DRAWING NO. A4
CHECKED: A.B.	
DATE: NOV 28/2011	OF



ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND NOTED BY THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BY PHONE AND SUBMITTED WRITTEN CORRECTIONS PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING MUST NOT BE SCALED. THE DESIGN AND CONSTRUCTION REQUIREMENTS ARE THE COPYRIGHT PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED, ALTERED, OR RETAINED WITHOUT THE DESIGNER'S WRITTEN AUTHORITY.

SEND: \_\_\_\_\_ DATE: \_\_\_\_\_

NO.	REVISIONS	DATE

DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

**ALEXANDER BOROS**  
**PLANNING AND DESIGN**  
**ASSOCIATES**  
 BCIN: 24385

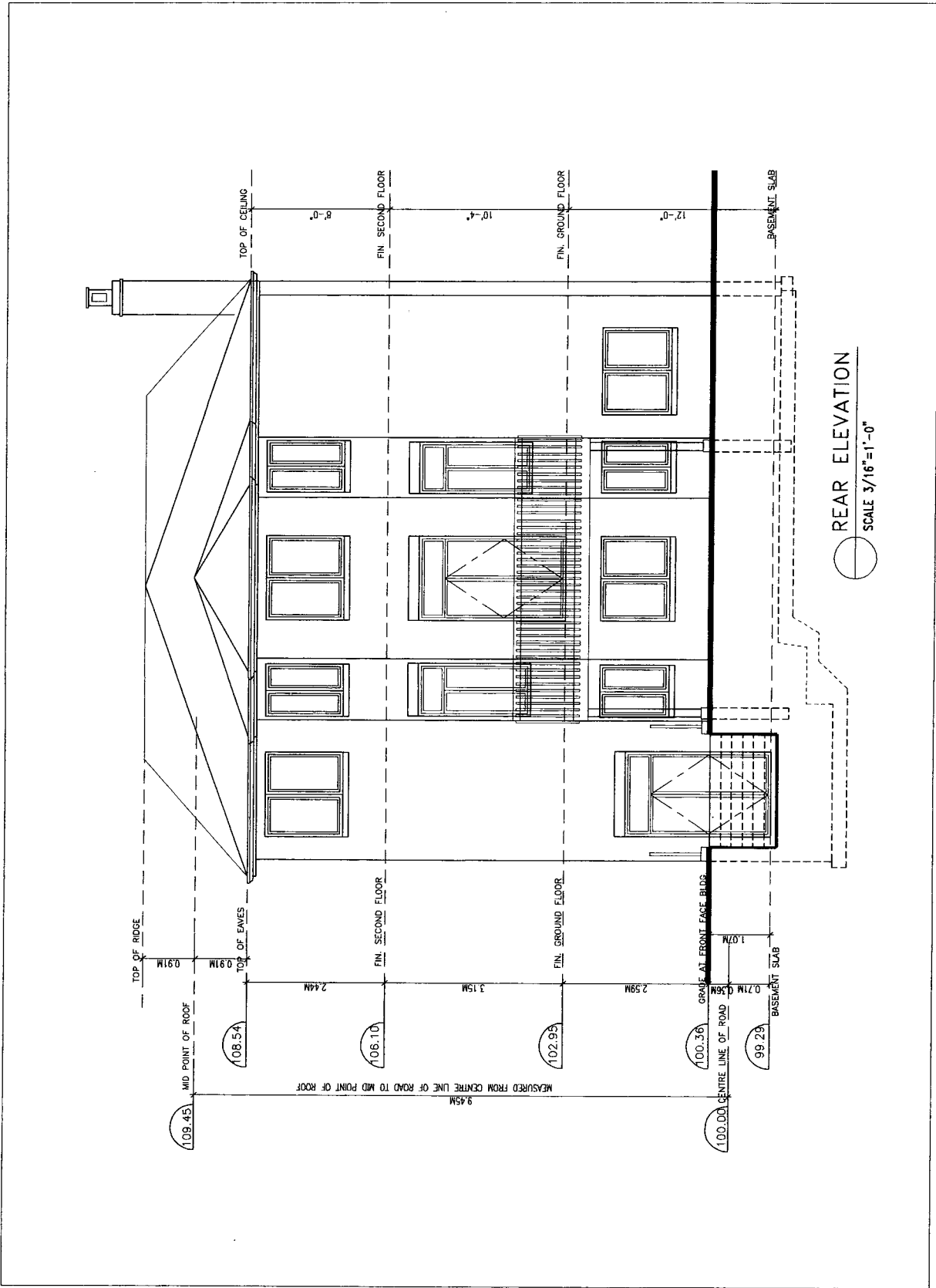
537 Lawrence Avenue West  
 Toronto, Ontario, M6A 1A3  
 Tel: (416) 440-0905  
 Fax: (416) 709-0401  
 email: alexboros@pepco.com

DRAWING TITLE:  
**PROPOSED HOUSE AT**  
**229 HOLMES AVENUE**  
**TORONTO, ONTARIO**

SCALE: N.T.S.

DRAWN BY: J.A.  
 CHECKED BY: A.B.  
 DATE: NOV 28/2011

DRAWING NO:  
**A5**  
 OF



ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THE SITE LOCATION. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED BY THE JOB AND ART SURVEYORS OR ENGINEERS ASSET BE REFERRED TO THE DESIGNER BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING MUST NOT BE SCALED. THE DESIGN AND CONSTRUCTION DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED, ALTERED, OR REUSED WITHOUT THE DESIGNER'S WRITTEN AUTHORITY.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

NO.	REVISIONS	DATE

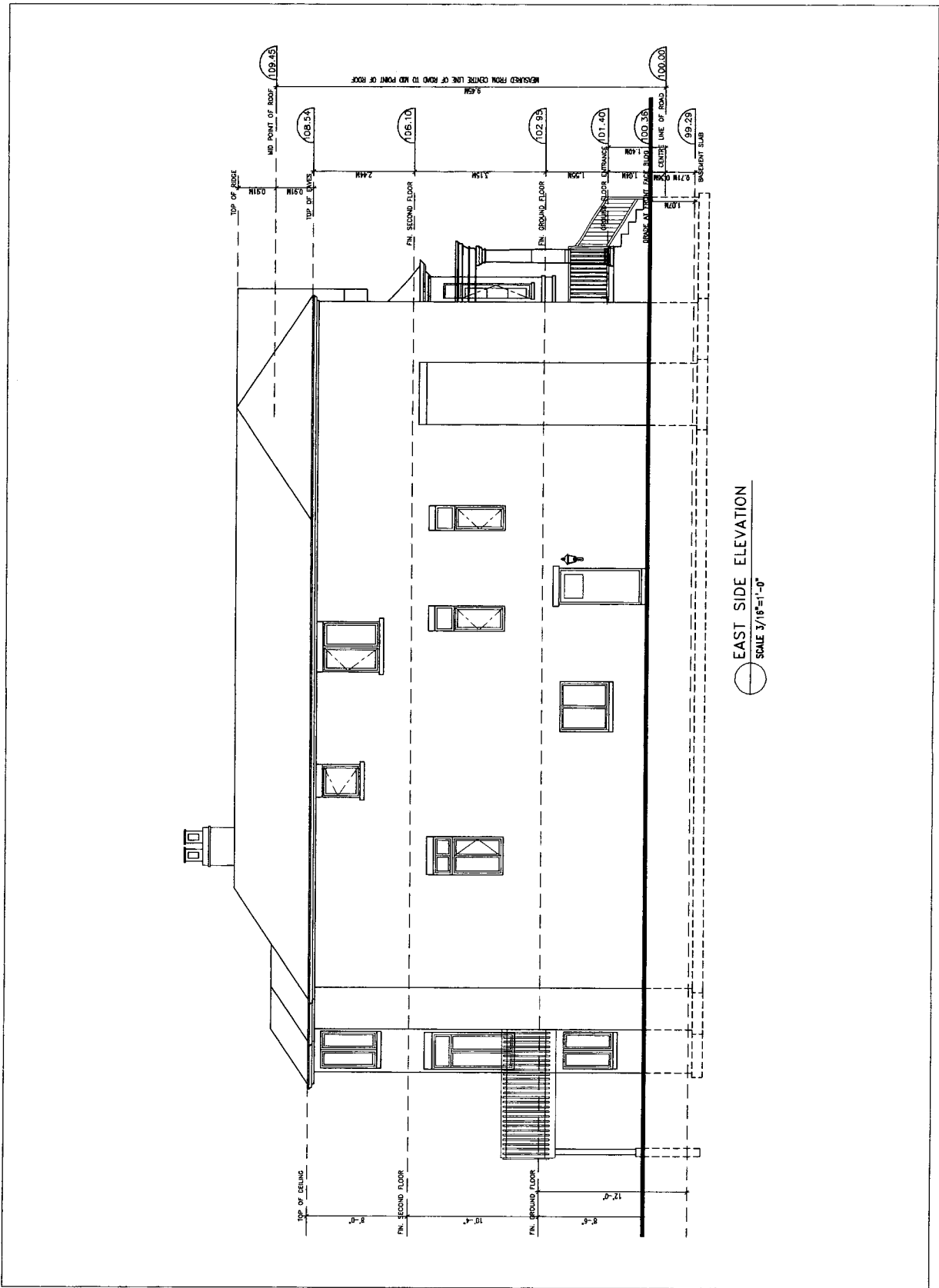
  

DRAWING STATUS	DATE
STATUS APPROVAL	DATE

**ALEXANDER BOROS  
PLANNING AND DESIGN  
ASSOCIATES  
BCIN: 24385**

537 Lawrence Avenue West  
Toronto Ontario, M6A 1A3  
ph. (416) 464-0505  
Fax: (416) 799-0401  
email: alexboros@prope.com

DRAWING TITLE	
PROPOSED HOUSE AT 229 HOLMES AVENUE TORONTO, ONTARIO	
SCALE:	N.T.S.
DRAWN:	DRAWING NO.
J.A.	A6
CHECKED:	DATE:
A.B.	NOV 28/2011



EAST SIDE ELEVATION  
SCALE 3/16"=1'-0"

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BY PHONE AND SUBMITTED WITHIN WRITTEN CONSULTATION PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING MUST NOT BE SCALED. THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED, ALTERED, OR REUSED WITHOUT THE DESIGNER'S WRITTEN AUTHORITY.

SENDER: \_\_\_\_\_ DATE: \_\_\_\_\_

NO.	REVISION	DATE

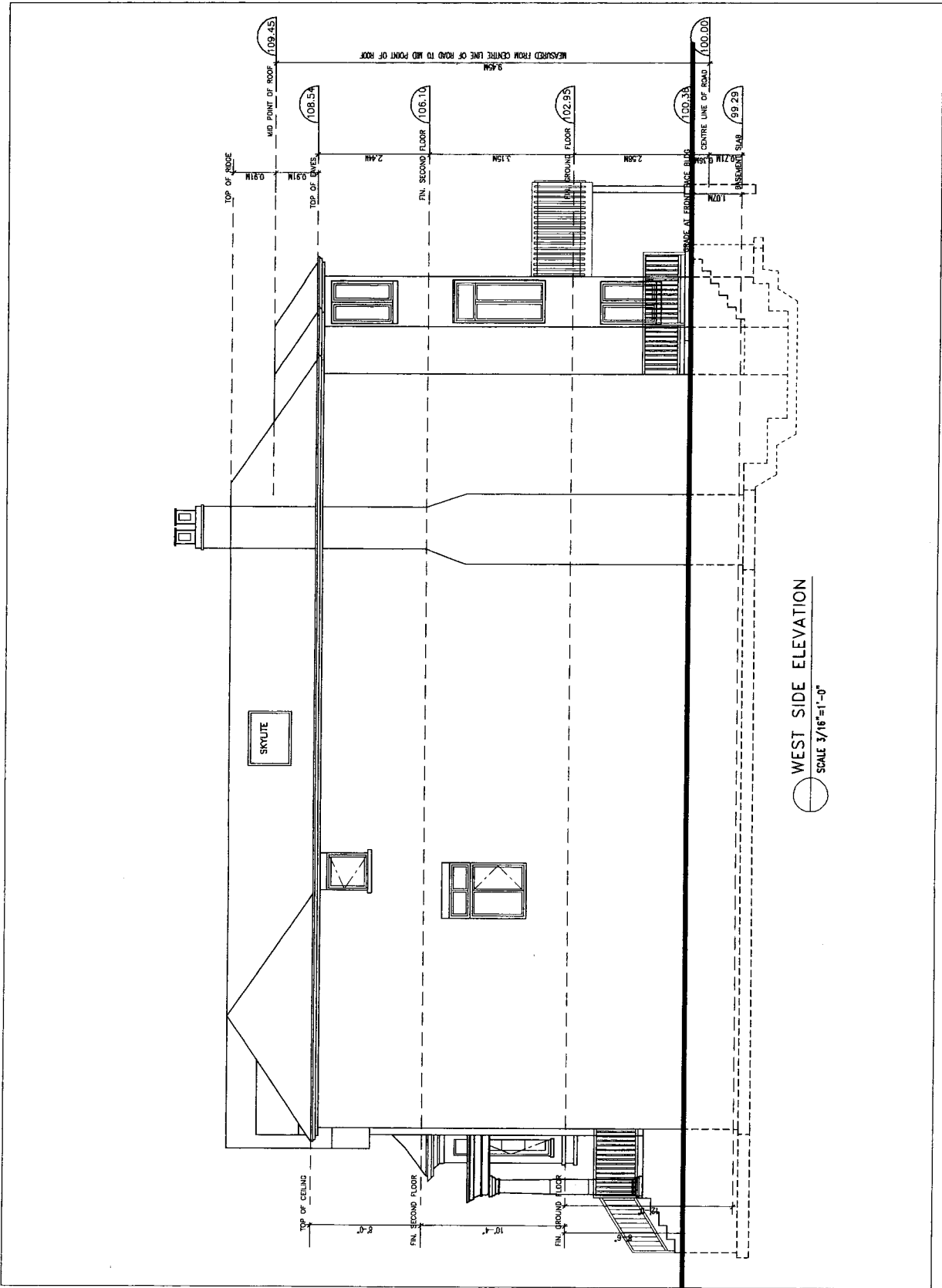
  

DRAWING STATUS	
STATUS APPROVAL	

**ALEXANDER BOROS**  
PLANNING AND DESIGN  
ASSOCIATES  
BCIN: 24385

537 Lawrence Avenue West  
Toronto, Ontario, M6A 1A3  
ph: (416)440-0505  
Fax: (866)709-0401  
email: alexboros@oppcs.com

DRAWING TITLE: PROPOSED HOUSE AT 229 HOLMES AVENUE TORONTO, ONTARIO	
SCALE:	N.T.S.
DRAWN: J.A.	DRAWING NO.
CHECKED: A.B.	A7
DATE: NOV 28/2011	OF



WEST SIDE ELEVATION  
SCALE 3/16"=1'-0"

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL CITY, STATE AND COUNTY ORDINANCES AND REGULATIONS. ALL WORK SHALL BE CHECKED AND VERIFIED BY THE ARCHITECT AND ENGINEER OR REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING MUST NOT BE CALLED, USED OR REFERRED TO AS A CONTRACT DOCUMENT. ANY CHANGES TO THIS DRAWING SHALL BE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, ALTERED, OR RELEASED WITHOUT THE ARCHITECT'S WRITTEN AUTHORITY.

DATE: \_\_\_\_\_

NO.	REVISION	DATE

DRAWING STATUS	DATE
APPROVAL	DATE

**ALEXANDER BOROS  
PLANNING AND DESIGN  
ASSOCIATES**  
BCIN: 24385

537 Lawrence Avenue West  
Toronto, Ontario M6A 1A3  
ph: (416) 440-8505  
fax: (416) 709-0401  
email: alexboros@mgprs.com

DRAWING TITLE: PROPOSED HOUSE AT 229 HOLMES AVENUE TORONTO, ONTARIO	
SCALE:	N.T.S.
DRAWN: J.A.	DRAWING NO. A8
CHECKED: A.B.	OF
DATE: NOV 28/2011	



City Planning Division  
Gary Wright, Chief Planner and Executive Director

City Planning

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

**Mailed on/before:** Friday, December 2, 2011

**PUBLIC HEARING NOTICE**  
**MINOR VARIANCE/PERMISSION**  
**(Section 45 of the Planning Act)**

**MEETING DATE AND TIME:** Wednesday, December 14, 2011 at 12:30 p.m.

**LOCATION:** Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number:	A576/11NY	Zoning:	R4 - Waiver -
Owner(s):	ELHAM KARIMI	Ward:	Willowdale (23)
Agent:	ALEX BOROS		
Property Address:	<b>229 HOLMES AVE</b>	Community:	North York
Legal Description:	PLAN 3691 EPT WPT 26		

**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:**

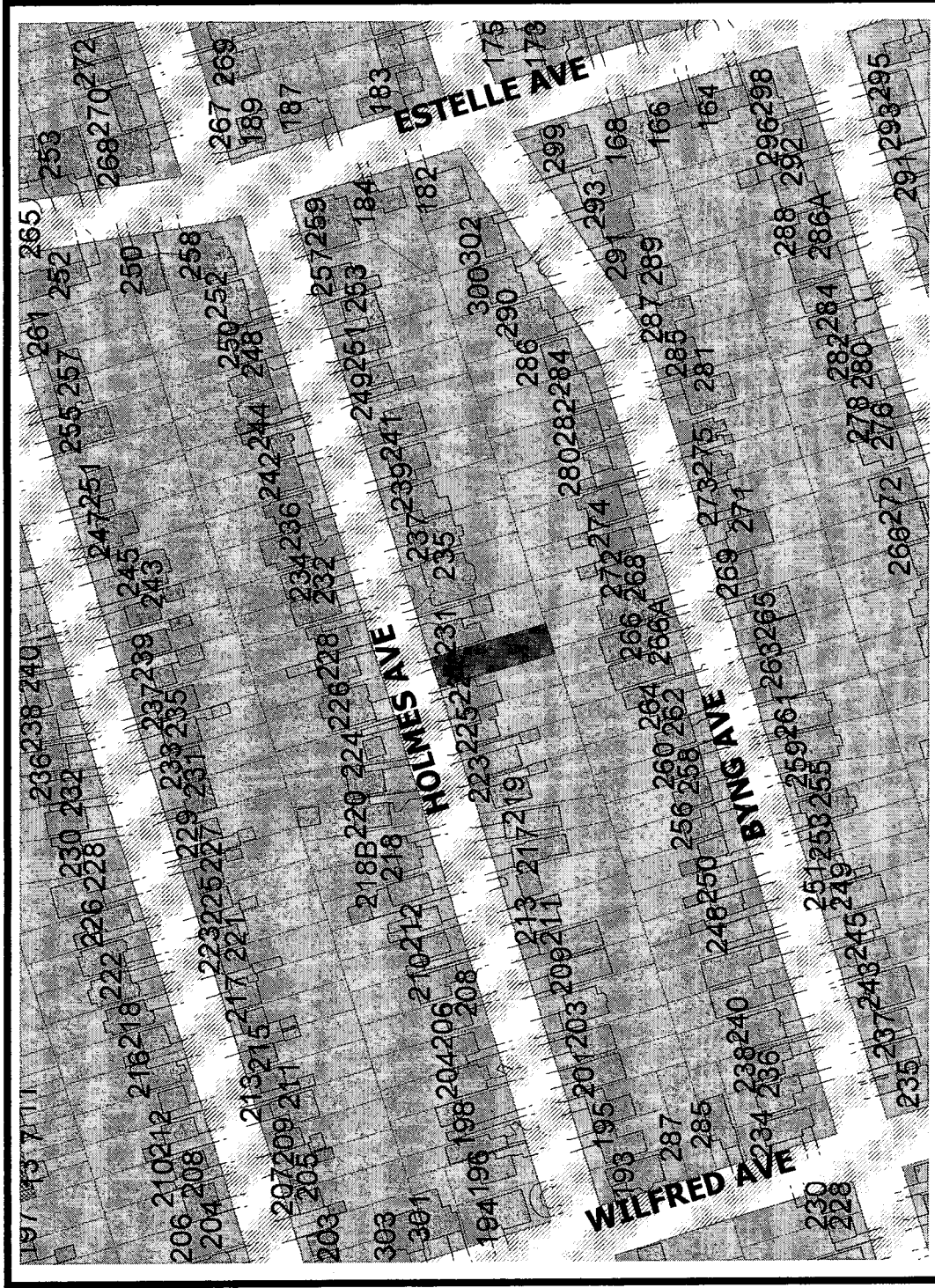
1. Proposed west side yard setback of 0.9m  
WHEREAS a minimum of 1.8m is required;
2. Proposed east side yard setback of 1.2m  
WHEREAS a minimum of 1.8m is required;
3. Proposed building length of 18.9m  
WHEREAS a maximum of 16.8m is permitted;
4. Proposed building height of 9.6m  
WHEREAS a maximum of 8.8m is permitted;
5. Proposed lot coverage of 31.4% (153.5m<sup>2</sup> or 1652.7sq.ft.)  
WHEREAS a maximum of 30% (146.7m<sup>2</sup> or 1579.1sq.ft.) is permitted; and
6. Existing lot frontage of 12.5m  
WHEREAS a minimum of 15m is required.

Denise Rundle (signed)  
Manager and Deputy Secretary-Treasurer  
North York Panel  
:mb



# 229 Holmes Ave.

A576/11NY

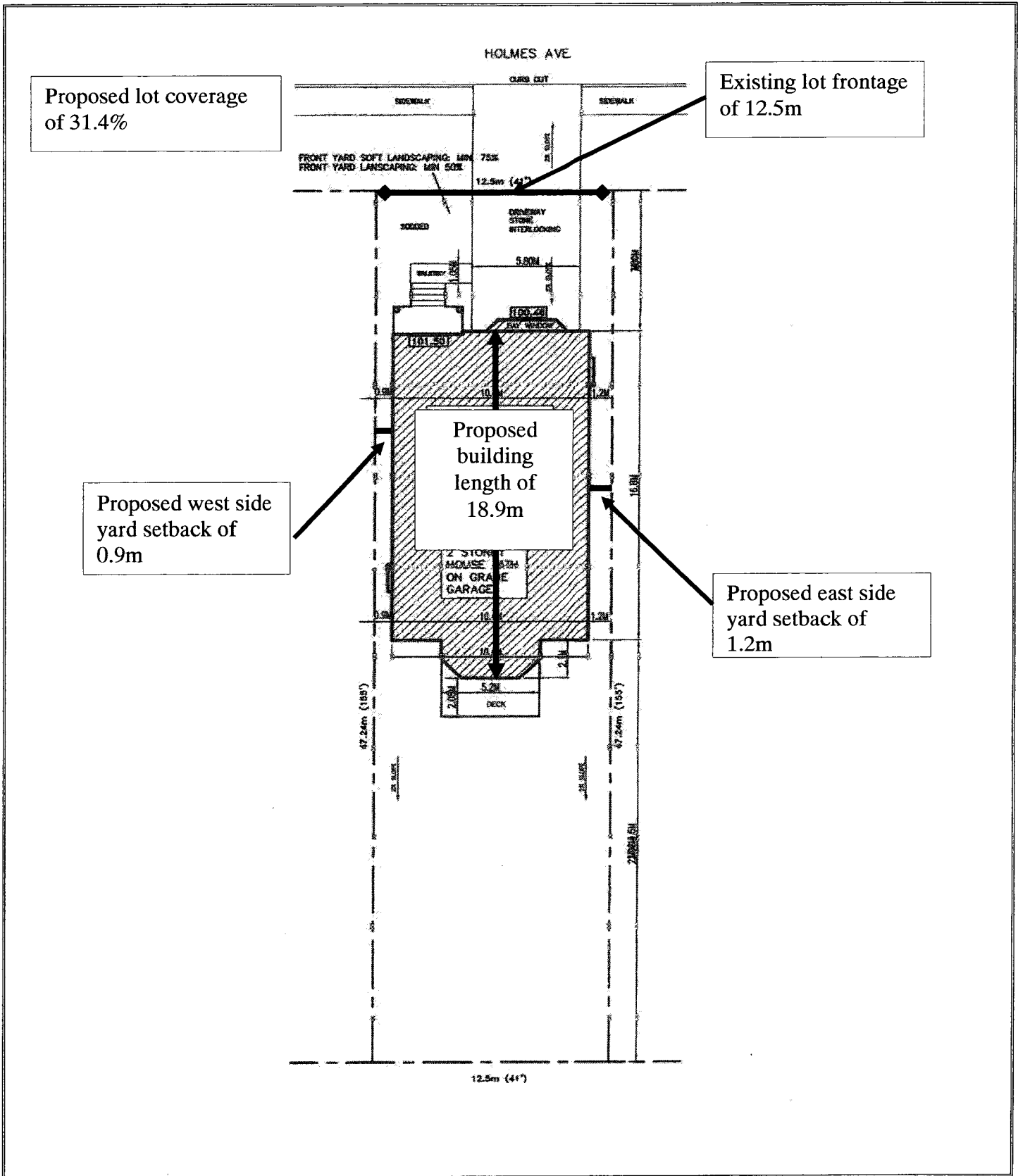






Address: 229 Holmes Ave.

North  
(Plans Only)



Proposed lot coverage  
of 31.4%

Existing lot frontage  
of 12.5m

Proposed west side  
yard setback of  
0.9m

Proposed  
building  
length of  
18.9m

Proposed east side  
yard setback of  
1.2m

COMMITTEE OF ADJUSTMENT  
(North York Civic Area)

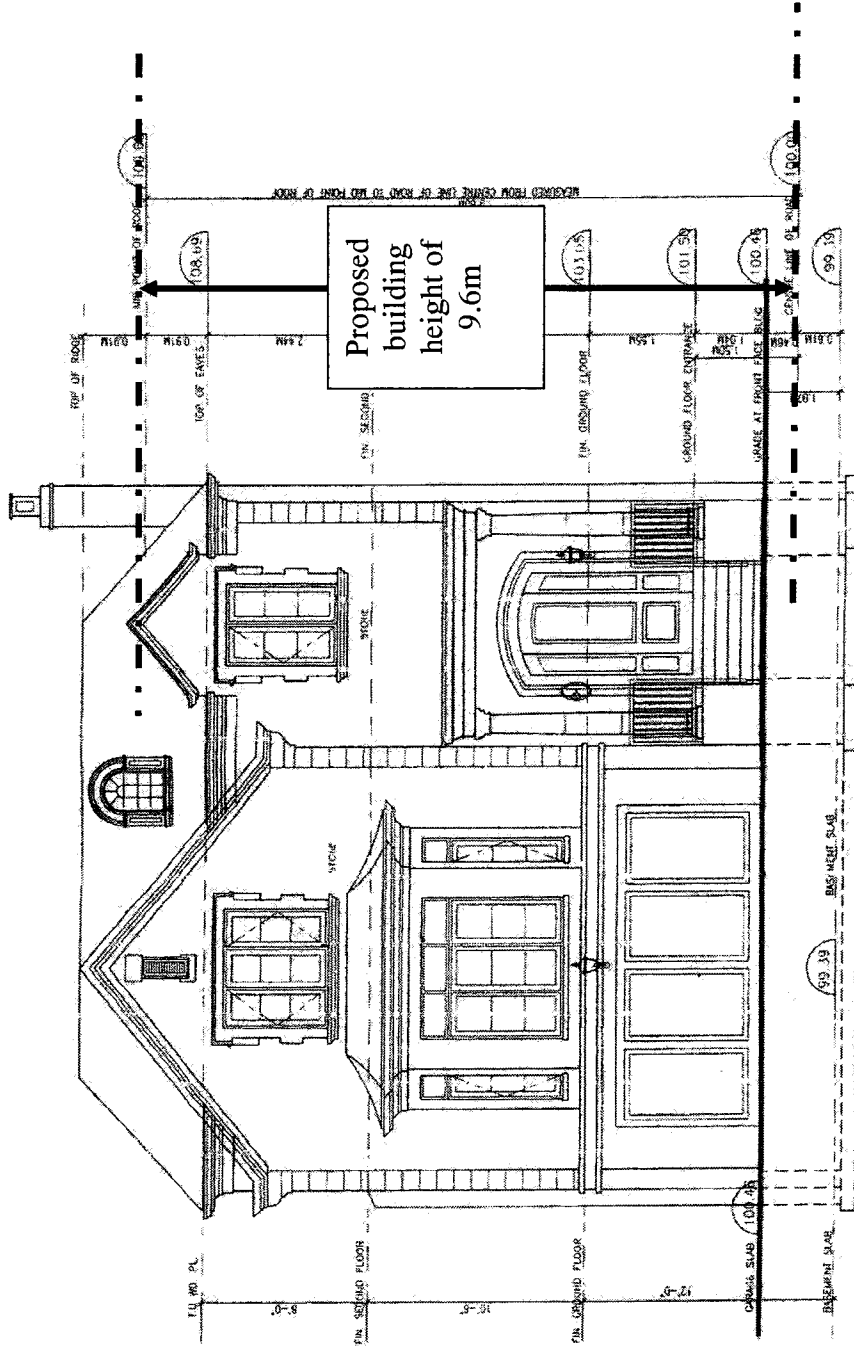
File - A576/11NY

TORONTO



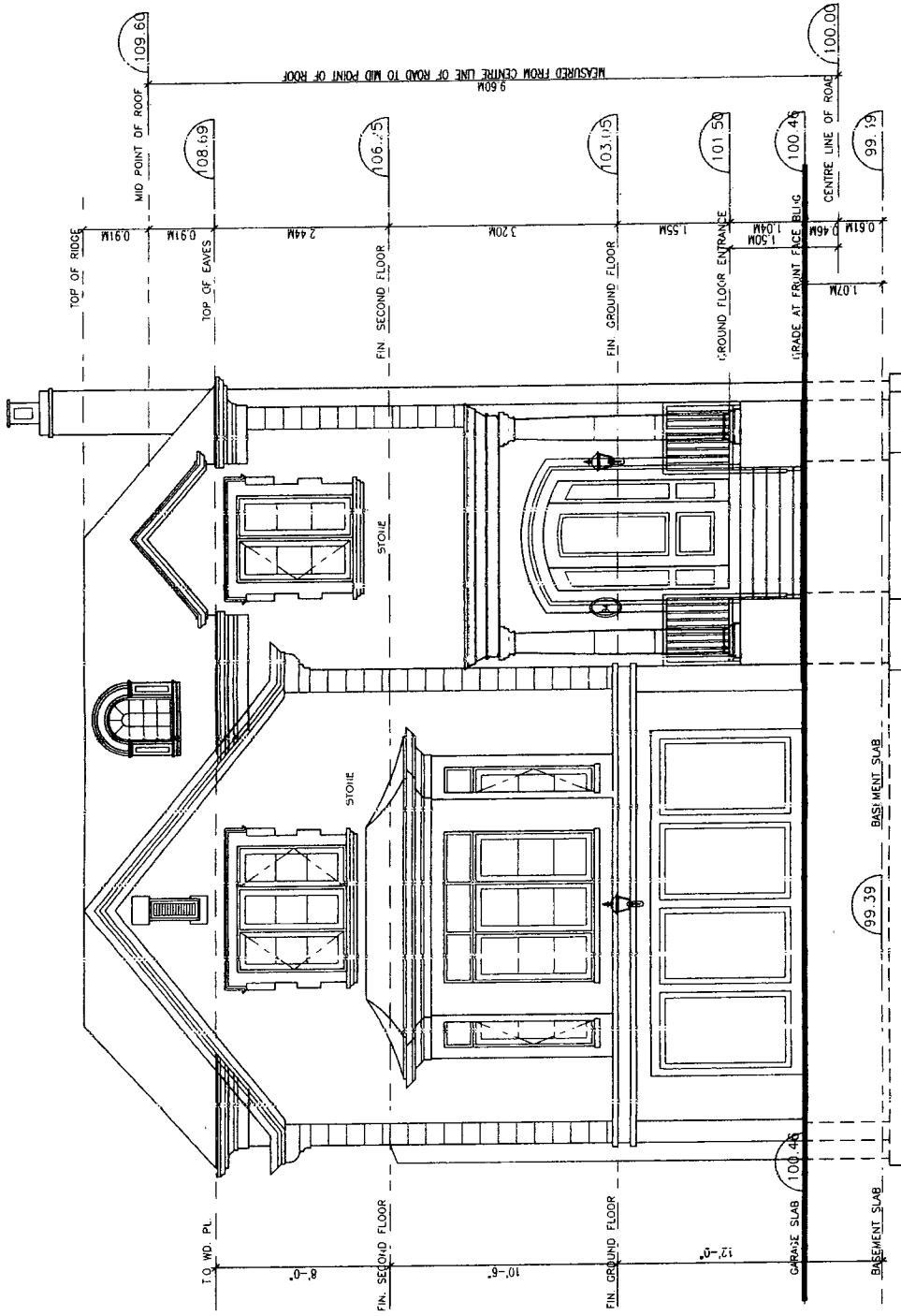
North  
(Plans Only)

Address: 229 Holmes Ave.



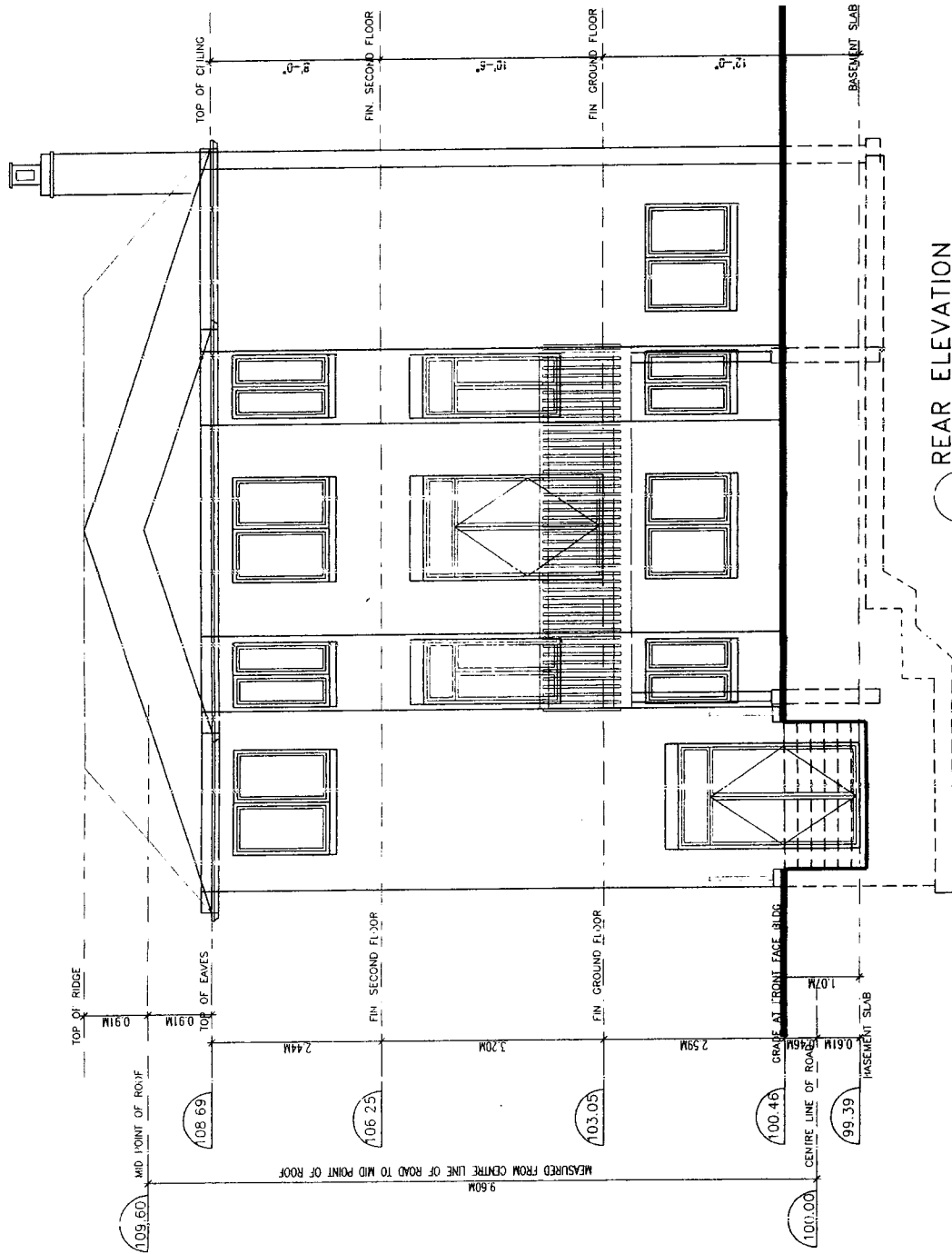
FRONT ELEVATION  
SCALE 3/16" = 1'-0"



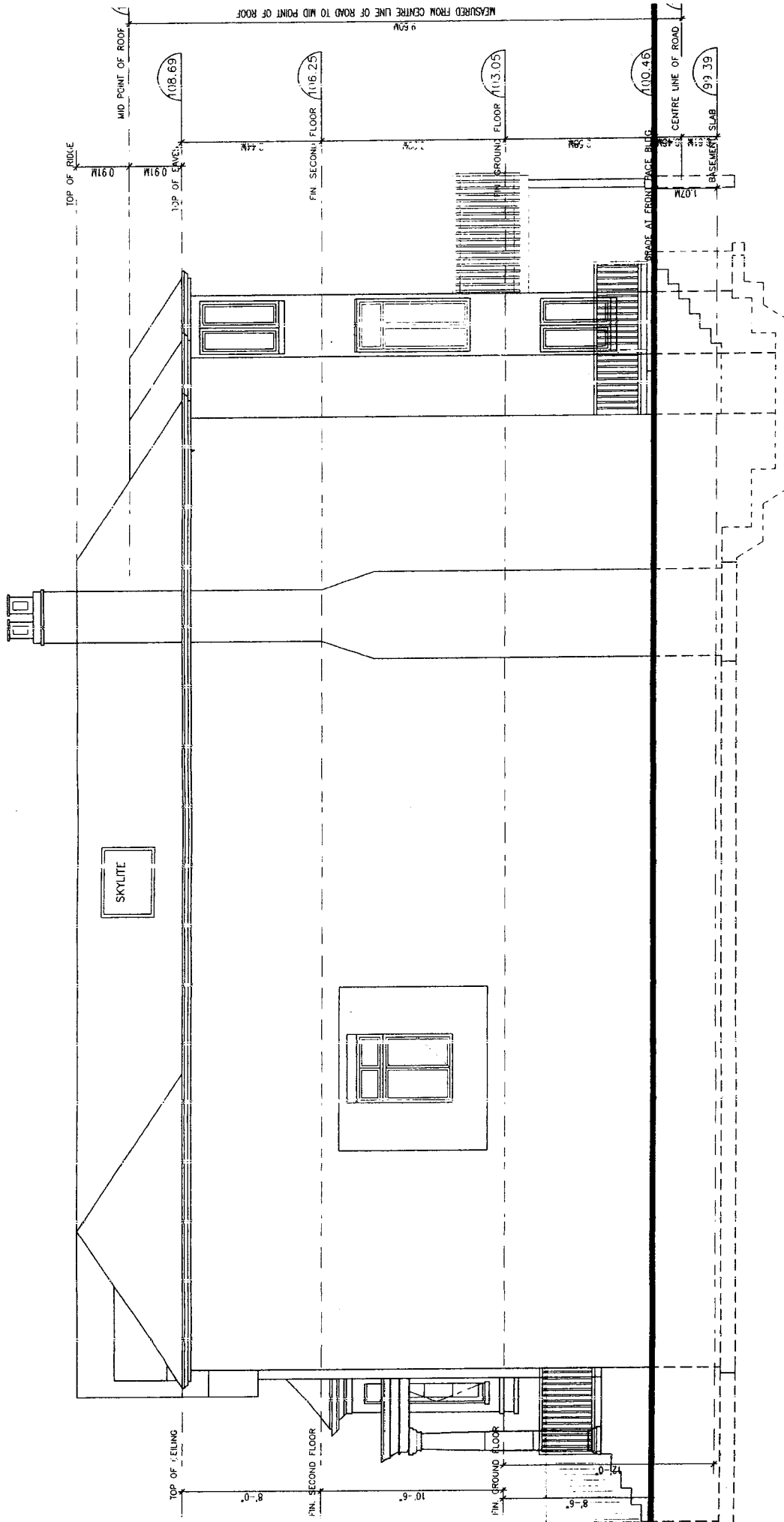


FRONT ELEVATION

SCALE 3/16"=1'-0"



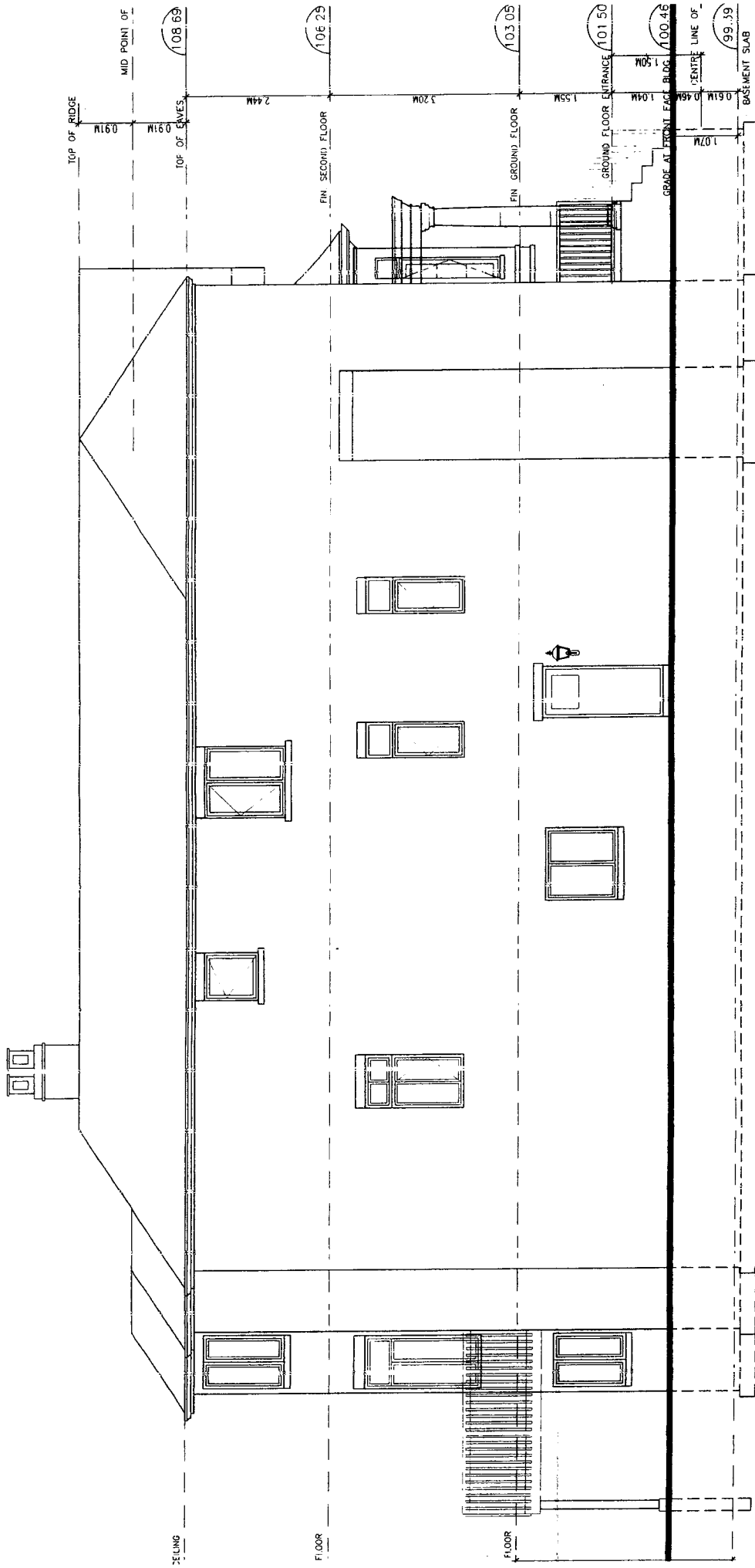
REAR ELEVATION  
 SCALE 3/16"=1'-0"



WEST SIDE ELEVATION

SCALE 3/16"=1'-0"

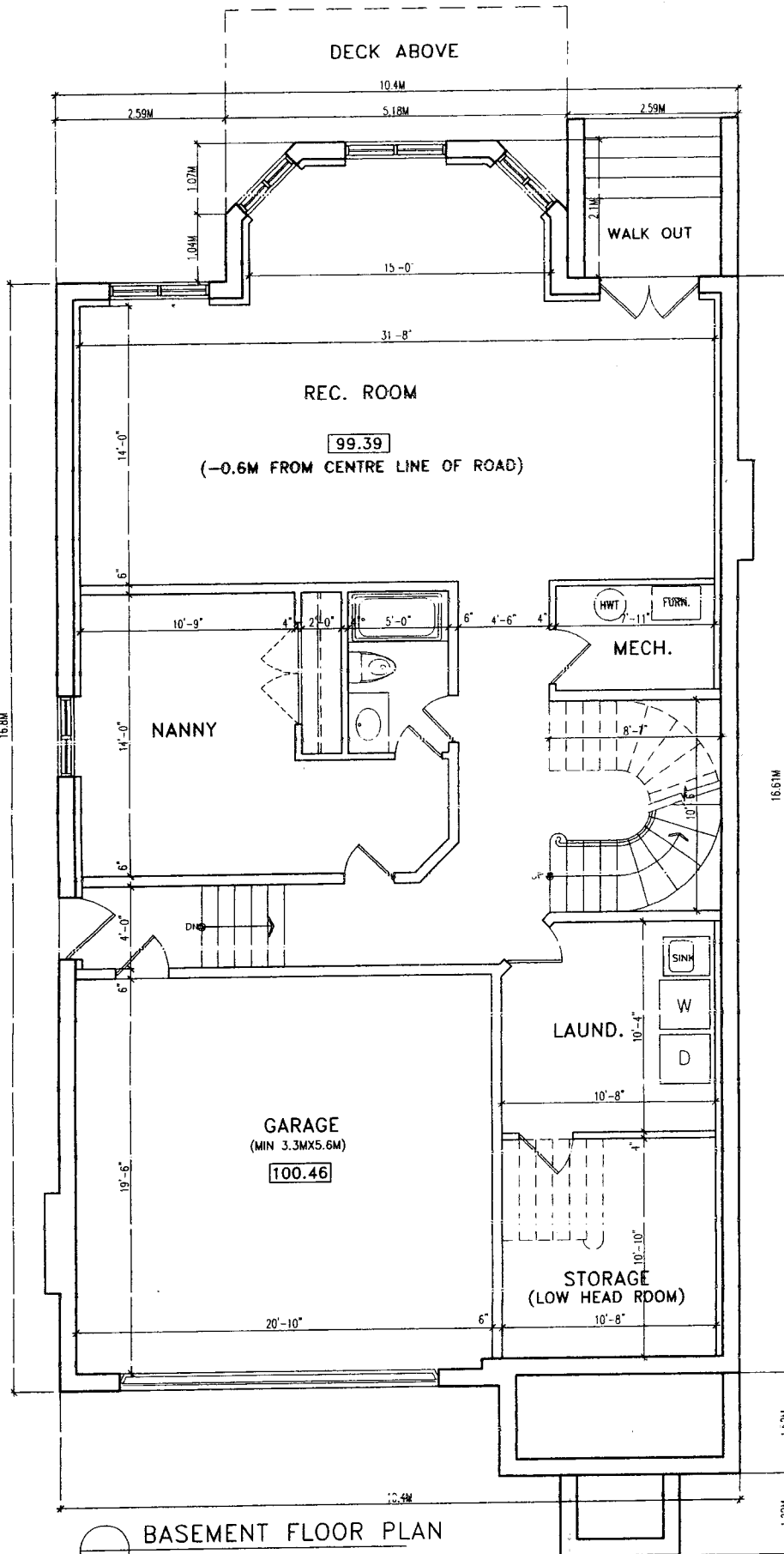





EAST SIDE ELEVATION

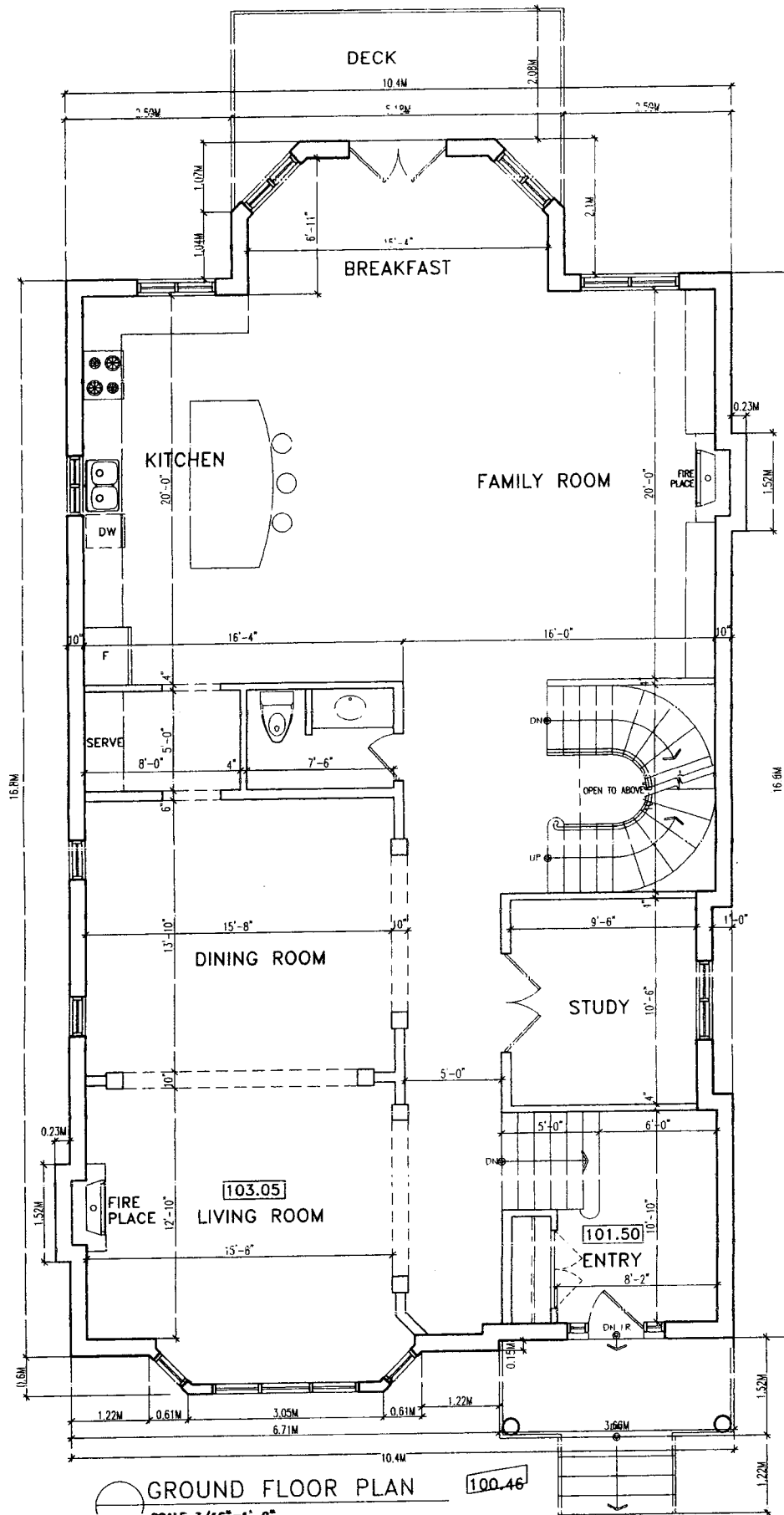
SCALE 3/16"=1'-0"






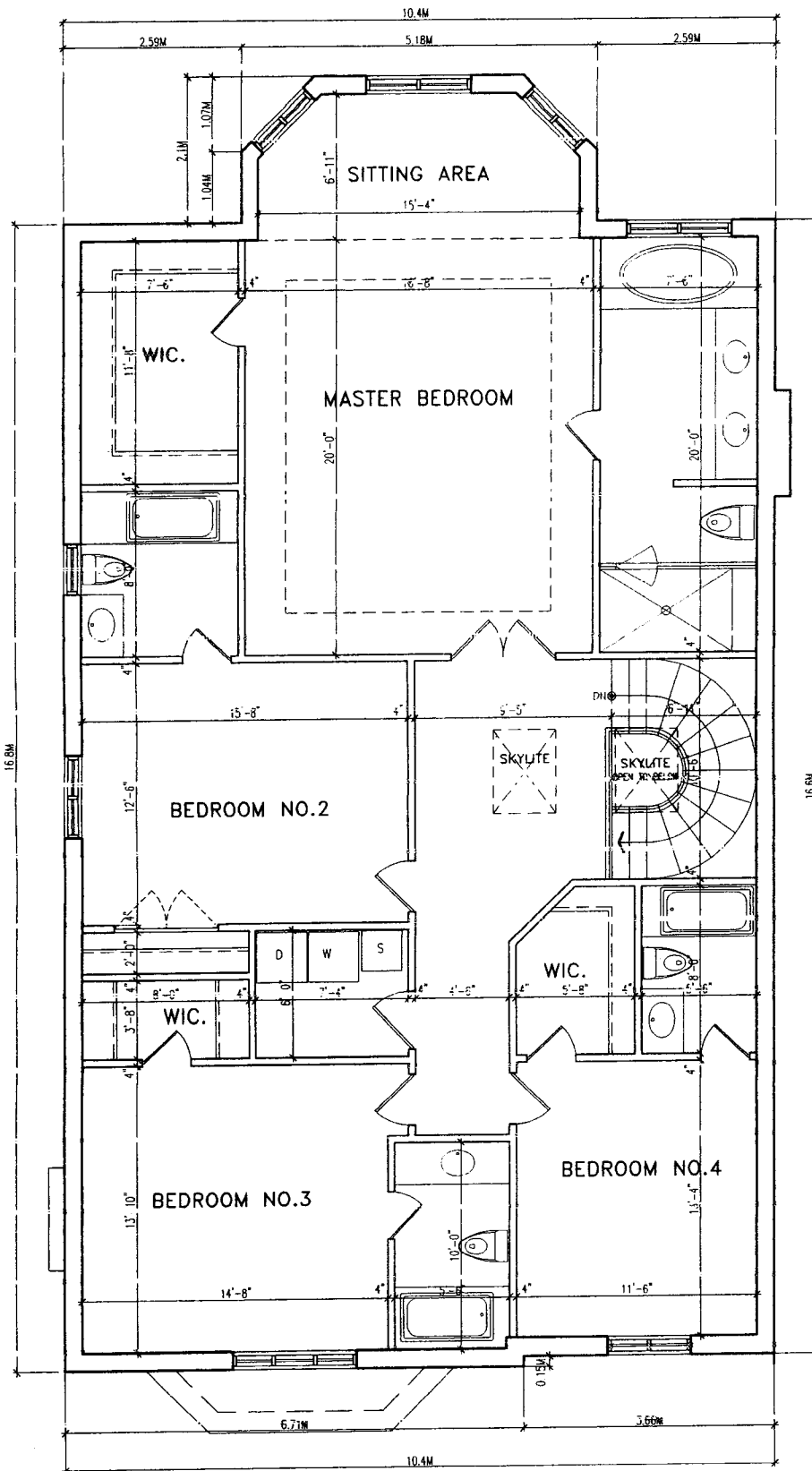

**BASEMENT FLOOR PLAN**  
 SCALE 3/16"=1'-0"







**GROUND FLOOR PLAN**  
 SCALE 3/16"=1'-0"  
 GFA=183.7 SQ. M. (1977 SQ. FT)

100.46




**SECOND FLOOR PLAN**  
 SCALE 3/16"=1'-0"  
 GFA=182.9 SQ. M. (1969 SQ. FT)

Wednesday, September 30, 2009

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

File Number:	A0253/09NY	Zoning:	R6 (Waiver)
Owner(s):	DAVOOD MORAD	Ward:	Willowdale (23)
Agent:	CYRUS AND ASSOCIATES INC		
Property Address:	<b>206 HOLMES AVE</b>	Community:	North York
Legal Description:	PLAN 2399 PT LOT 87		

Notice was given and a Public Hearing was held on Wednesday, September 30, 2009, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application to permit the construction of a new two storey detached dwelling with an integral at grade garage. The existing dwelling is to be demolished. Please note the addition of variance number 4, requesting a finished first floor height of 2m, which was not on the original notice.

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

1. Proposed west side yard setback of 0.6m for the 5.94m portion of the dwelling only  
WHEREAS a minimum side yard setback of 1.2m is required;
2. Proposed front yard setback of 5.5m  
WHEREAS a minimum front yard setback of 6m is required;
3. Proposed building length of 18.72m  
WHEREAS a maximum building length of 15.3m is required; and
4. Proposed finished first floor height of 2m  
WHEREAS a maximum finished first floor height of 1.5m 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 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.
3. 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.
4. The property being developed essentially in accordance with site plan attached to this decision.

Thursday, November 25, 2004

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

File Number:	A126/04N	Zoning	R6 - Single Family Detached Dwelling Zone
Owner(s):	HOSSEIN HAMEDANI	Ward:	Willowdale (23)
Agent:	HOSSEIN HAMEDANI		
Property Address:	208 HOLMES AVE	Community:	
Legal Description:	PLAN 2399 PT LOT 86		

Notice was given and a Public Hearing was held on Thursday, November 18, 2004, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application under Section 45 of the Planning Act, for variance from the provisions of the North York Zoning By-law 7625, as amended, to permit the construction of a new two storey dwelling.

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

1. Dwelling height of 9.1m  
WHEREAS 8.8m is permitted;
2. Finished first floor of 2.3m above the elevation of the centre line of the road (established grade)  
WHEREAS the finished first floor elevation shall be no higher than 2m above the elevation of the centre line of the road (established grade); and
3. The elevation of the floor entrance of the garage to be located below the established grade (elevation of the centre line of the road)  
WHEREAS the elevation of the floor entrance of the garage shall be located at or above the established grade (elevation of the centre line of the road).

**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 modify the variance application and approve a finished first floor of 2.3m above the elevation of the centre line of the road (established grade), only and 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.

Wednesday, May 21, 2008

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

File Number:	A0244/08NY	Zoning:	R6
Owner(s):	A-C HOLDINGS CORPORATION	Ward:	Willowdale (23)
Agent:	AMIR CHARMCHI		
Property Address:	213 HOLMES AVE	Community:	North York
Legal Description:	PLAN 2399 E PT LOT 139 RP 64R7945 PART 1		

Notice was given and a Public Hearing was held on Wednesday, May 21, 2008, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant proposes to construct a second-storey addition to the existing two-storey dwelling to enclose the existing rear balcony.

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

1. Proposed building length of 18.9m  
WHEREAS a maximum of 15.3m is permitted.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved**

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.

Wednesday, August 29, 2007

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

File Number:	A0453/07NY	Zoning	R6 - Single Family Detached Dwelling Zone
Owner(s):	AMIR CHARMCHI	Ward:	Willowdale (23)
Agent:	SAM BARSKETIS		
Property Address:	213 HOLMES AVE	Community:	
Legal Description:	PLAN 2399 E PT LOT 139 RP 64R7945 PART 1		

Notice was given and a Public Hearing was held on Wednesday, August 29, 2007, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application under Section 45 of the Planning Act, for variance from the provisions of the North York Zoning By-law 7625, as amended, to permit the construction of a new two storey dwelling on the above noted property. The existing dwelling would be demolished.

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

1. East side yard setback of 0.6m to the front 6.4m of the proposed dwelling  
WHEREAS a minimum setback of 1.2m is required;
2. Proposed length of dwelling of 16.8m  
WHEREAS a maximum length of dwelling of 15.3m is permitted;
3. Proposed overall length of dwelling of 18.9m including a one storey rear extension  
WHEREAS the overall length of dwelling may be increased to 17.4m by means of a one storey rear extension;
4. Proposed rear balcony area of 6.96m<sup>2</sup>  
WHEREAS a maximum balcony area of 3.8m<sup>2</sup> is permitted.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:****The Minor Variance Application is Approved**

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 requirements of the Parks and Recreation, Urban Forestry Division.



Wednesday, August 18, 2010

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

File Number:	A0339/10NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	F R S T INTERNATIONAL CORP SOODABEH SEYE FATHI MAZIAR FARHOOD	Ward:	Willowdale (23)
Agent:			
Property Address:	<b>216 HOLMES AVE</b>	Community:	North York
Legal Description:	PLAN 2399 PT LOT 85		

Notice was given and a Public Hearing was held on Wednesday, August 18, 2010, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application to permit the construction of a new three (3) storey dwelling on the above noted property. The existing dwelling would be demolished.

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

1. Front yard setback of 4.48m to the proposed dwelling (front stair projection)  
WHEREAS a minimum setback of 5m is required;
2. Proposed building height of 11m  
WHEREAS a maximum building height of 8.8m is permitted;
3. The proposed number of storeys is three (3)  
WHEREAS the maximum permitted number of storeys is two (2);
4. Proposed building length of 21.3m  
WHEREAS a maximum building length of 15.3m is permitted;
5. Proposed roof overhang of 0.6m  
WHEREAS a maximum roof overhang of 0.5m is permitted;
6. Proposed balcony area (rear deck) of 8.3m<sup>2</sup>  
WHEREAS a maximum balcony area of 3.8m<sup>2</sup> is permitted;
7. The proposed rear balcony projection is more than 1.6m (2.1m)  
WHEREAS the maximum balcony projection is 1.6m beyond the rear wall of a dwelling;

8. The proposed number of balconies on the rear side of the dwelling is two (2)  
WHEREAS the maximum number of balconies on each side is one (1); and
9. The front exterior stairway projects more than 2.1m (approximately 2.5m)  
WHEREAS the maximum required projection of any exterior stairways is 2.1m or less beyond the front wall of the dwelling.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Refused**

It is the decision of the Committee of Adjustment to **NOT** approve this variance application 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.

Wednesday, February 17, 2010

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

File Number:	A0257/09NY	Zoning:	R6 (Waiver)
Owner(s):	BAHRAM POURSOLTANMAHAMMADI	Ward:	Willowdale (23)
Agent:	MOSTAFA DAMAVANDI		
Property Address:	<b>218 HOLMES AVE – PART 1</b>	Community:	North York
Legal Description:	PLAN 2399 PT LOT 85		

Notice was given and a Public Hearing was held on Wednesday, February 17, 2010, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application to permit the construction of a new two storey detached dwelling on Part 1 of the above noted property. The existing dwelling is to be demolished.

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

1. Proposed lot frontage and width of 9.7m  
WHEREAS a minimum lot frontage and width of 12m is required;
2. Proposed finished first floor height of 2.9m  
WHEREAS a maximum finished first floor height of 1.5 m is permitted;
3. Proposed building height of 9.2m  
WHEREAS a maximum building height of 8.8m is permitted;
4. Proposed dwelling length of 17.8m  
WHEREAS a maximum dwelling length of 15.3m is permitted;
5. Proposed overall building length of 19.9m  
WHEREAS a maximum overall building length of 18.9m is permitted.

\*NOTE: The actual overall dwelling length complies with the By-law but due to the dwelling sitting 1m further back on the lot, that extra length is counted in the building length.

**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 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.
3. 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.
4. The floor level of the front entrance (door) to have a maximum elevation of 1.5m above the established grade.

Wednesday, May 21, 2008

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

File Number:	A0245/08NY	Zoning:	R6
Owner(s):	AMIR CHARMCHI	Ward:	Willowdale (23)
Agent:	AMIR CHARMCHI		
Property Address:	<b>230 HOLMES AVE</b>	Community:	North York
Legal Description:	PLAN 3691 PT LOT 20 PT LOT 21		

Notice was given and a Public Hearing was held on Wednesday, May 21, 2008, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant proposes to construct a second-storey addition to enclose the existing rear balcony.

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

1. Proposed building length of 18.9m  
WHEREAS a maximum of 15.3m is permitted.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:****The Minor Variance Application is Approved**

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.

Thursday, August 4, 2005

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

File Number:	A0523/05NY	Zoning	R6 - Single Family Detached Dwelling Zone
Owner(s):	MARYAM SHANEHCHIAN	Ward:	Willowdale (23)
Agent:	HOSSEIN SHANEH CHIAN		
Property Address:	<b>250 HOLMES AVE</b>	Community:	
Legal Description:	PLAN 3691 PT LOT 23		

Notice was given and a Public Hearing was held on Thursday, July 28, 2005, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application under Section 45 of the Planning Act, for variance from the provisions of the North York Zoning By-law 7625, as amended, to permit the construction of a new two storey detached dwelling. The existing dwelling would be demolished.

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

1. East side yard setback of 1.2m to the proposed dwelling  
WHEREAS a minimum side yard setback of 1.8m is required;
2. West side yard setback of 1.2m to the proposed dwelling  
WHEREAS a minimum side yard setback of 1.8m is required; and
3. Proposed dwelling length of 18.9m  
WHEREAS a maximum dwelling length of 15.3m 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 modify the variance application and approve an east side yard setback of 1.2m to the garage portion; and a proposed dwelling length of 18.9m, only and 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 requirements of the Parks and Recreation Division, Urban Forestry Planning and Protection.

Wednesday, July 2, 2008

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

File Number:	A0394/08NY	Zoning	R4 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	ABBAS BAGHERI-SHALAMZARI	Ward:	Willowdale (23)
Agent:	ABBAS BAGHERI-SHALAMZARI		
Property Address:	311 HOLMES AVE	Community:	North York
Legal Description:	PLAN 3691 E PT LOT 110		

Notice was given and a Public Hearing was held on Wednesday, July 2, 2008, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application to permit the construction of a new two storey dwelling on the above noted property. The existing dwelling would be demolished.

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

1. East side yard setback of 1.5m to the proposed dwelling  
WHEREAS a minimum setback of 1.8m is required;
2. West side yard setback of 1.5m to the proposed dwelling  
WHEREAS a minimum setback of 1.8m is required;
3. Proposed building length of 18.85m  
WHEREAS a maximum building length of 16.8m is permitted; and
4. Proposed lot coverage of 32% (212.11m<sup>2</sup>)  
WHEREAS a maximum lot coverage of 30% (198.85m<sup>2</sup>) 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.