TORONTO

City Planning Division
Gregg Lintern, MCIP, RPP,
Acting Chief Planner and Executive Director

North York Civic Centre
5100 Yonge Street
Toronto, Ontario
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Phone: (416)395-7100
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Wednesday, April 11, 2012

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

File Number:	A074/12NY	Zoning	R4 [WAIVER]
Owner(s):	AROSHA AMOOZANDEH HAMED HOSSEINI	Ward:	Willowdale (23)
Agent:	PETER HIGGINS ARCHITECT INC		
Property Address:	**325 HILLCREST AVE**	Community:	North York
Legal Description:	PLAN 1609 LOT 382		

Notice was given and a Public Hearing was held on Wednesday, April 11, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a two storey dwelling with an integral, at-grade 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 **32.70%** of the lot area
   WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;

2. Proposed west side yard setback of 1.67m
   WHEREAS a minimum west side yard setback of 1.80m is required;

3. Proposed east side yard setback of **1.52m to the front 6.40m (garage) portion only**
   WHEREAS a minimum east side yard setback of 1.80m is required; and

4. Proposed west side yard setback of 2.29m for the rear one storey extension
   WHEREAS a minimum west side yard setback of 3.00m is required for a rear one storey extension.

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.

SIGNATURE PAGE

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Isaac Lallouz (signed)

Nicholas Sion (signed)

Edwin (Ted) Shepherd (signed)

DATE DECISION MAILED ON: Thursday, April 19, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, April 30, 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.