TORONTO

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, March 30, 2012

PUBLIC HEARING NOTICE

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

MEETING DATE AND TIME: Wednesday, April 11, 2012 at 1:30 p.m.

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

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		

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 34.79% 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;

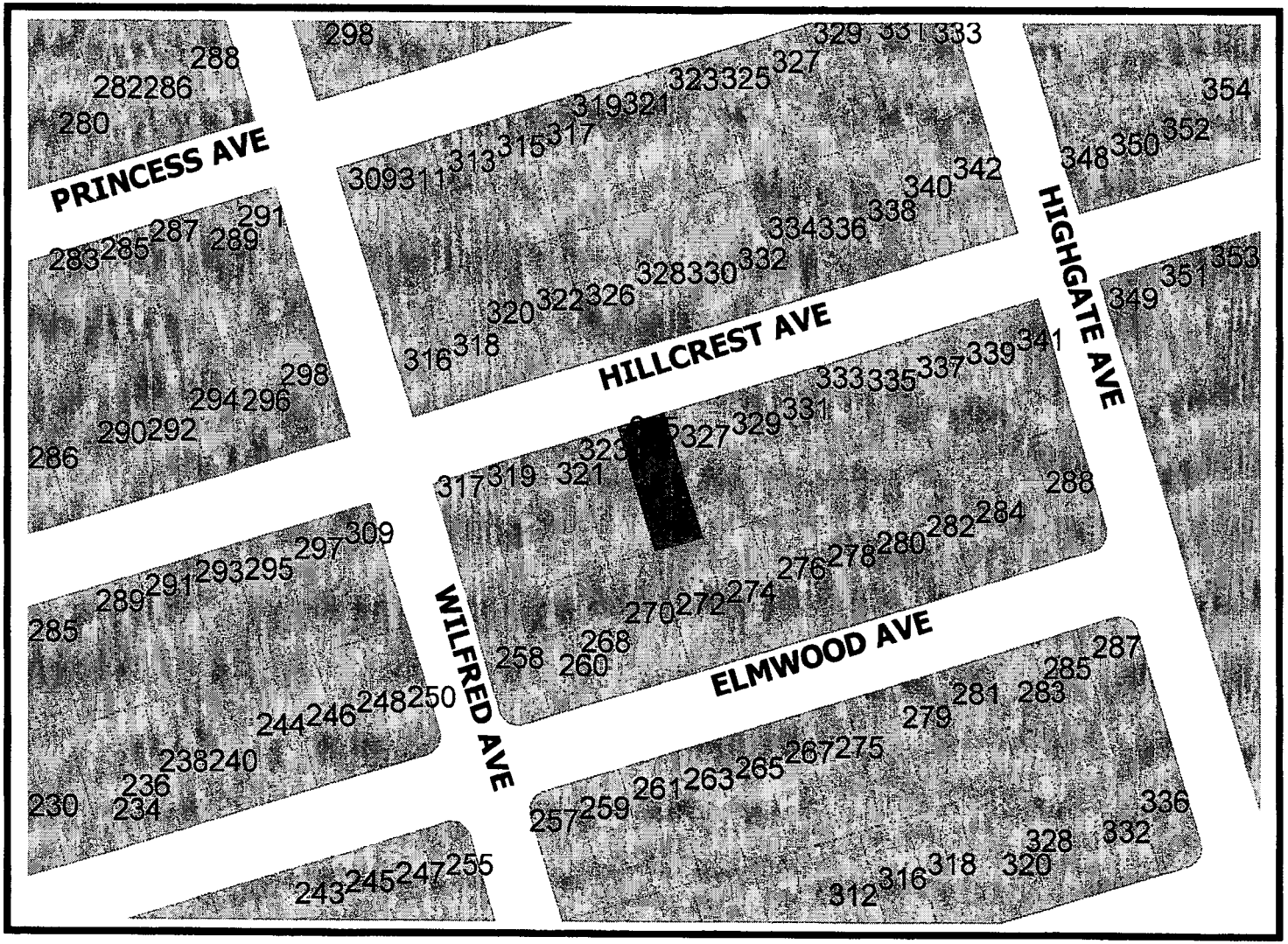
3. Proposed east side yard setback of 1.21m
   WHEREAS a minimum east side yard setback of 1.80m is required; and

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.

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

325 HILLCREST AVENUE

A074/12NY



City of Toronto

TORONTO

N

TOPOGRAPHIC SURVEY OF
LOT 382
REGISTERED PLAN 1609
CITY OF TORONTO
(FORMERLY THE CITY OF NORTH YORK)

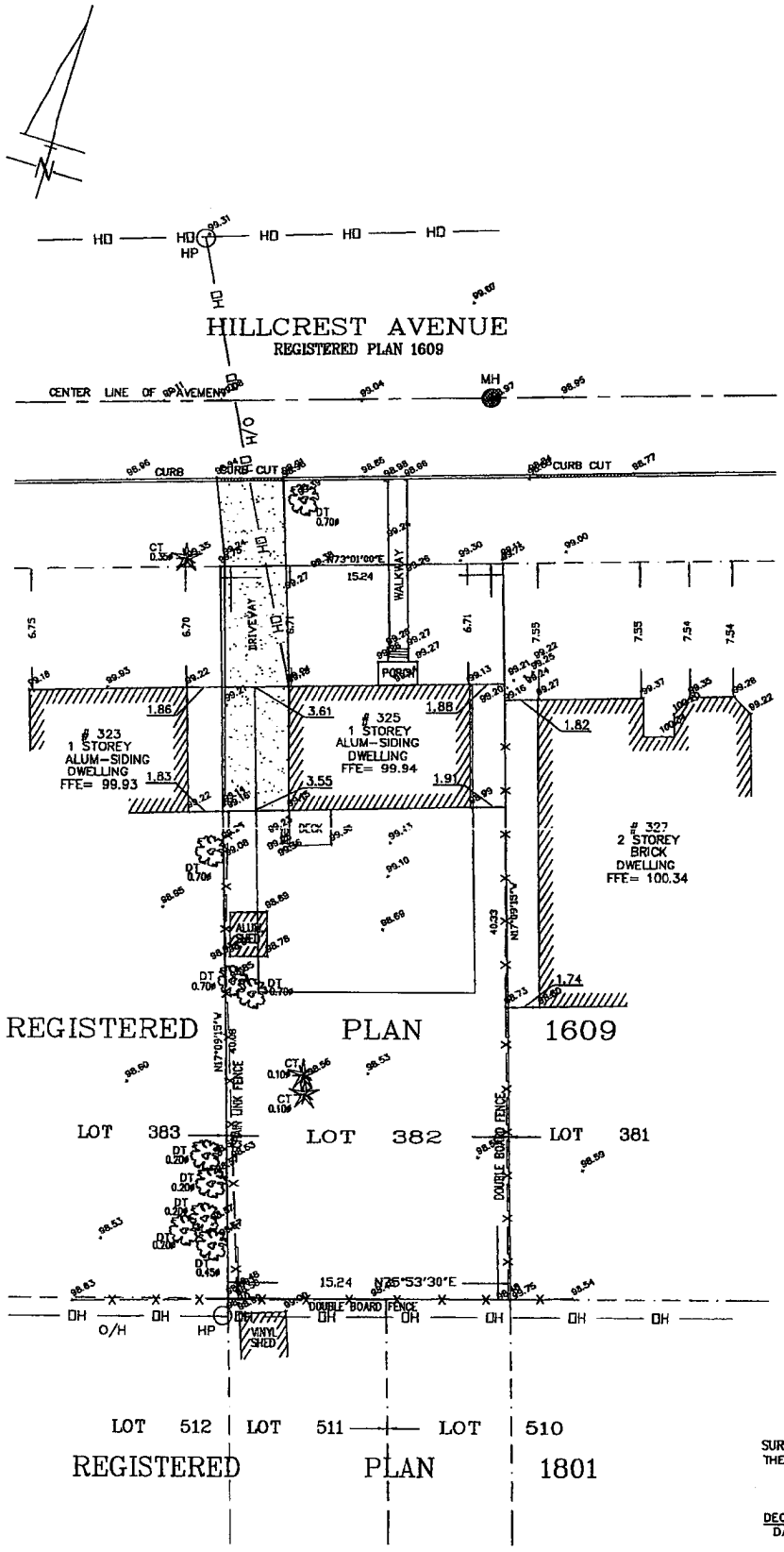
2.5 0 5 10 meters

SCALE = 1 : 250

MITSCHE & AZIZ INC., O.L.S.

METRIC: DISTANCES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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LEGEND:

100.00	DENOTES	EXISTING ELEVATION
FFE	"	FINISHED FLOOR ELEVATION
HP	"	HYDRO POLE
MH	"	MANHOLE
CLF	"	CHAIN LINK FENCE
DBF	"	DOUBLE BOARD FENCE
HP	"	HYDRO POLE
O/H	"	OVERHEAD WIRE
SI	"	TRAFFIC SIGNE
TL	"	TRAFFIC LIGHT POST
DT.	"	DECIDUOUS TREE
CT.	"	CONIFEROUS TREE
CB	"	CATCH BASIN
GW	"	GUY WIRE
FH	"	FIRE HYDRANT
CP		CONCRETE PAD

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR ANY REALESTATE TRANSACTIONS.

GEODETIC: ELEVATIONS SHOWN HEREON ARE LOCAL

SURVEYOR'S CERTIFICATE
THE SURVEY WAS COMPLETED ON 10th. DAY OF DEC., 2011

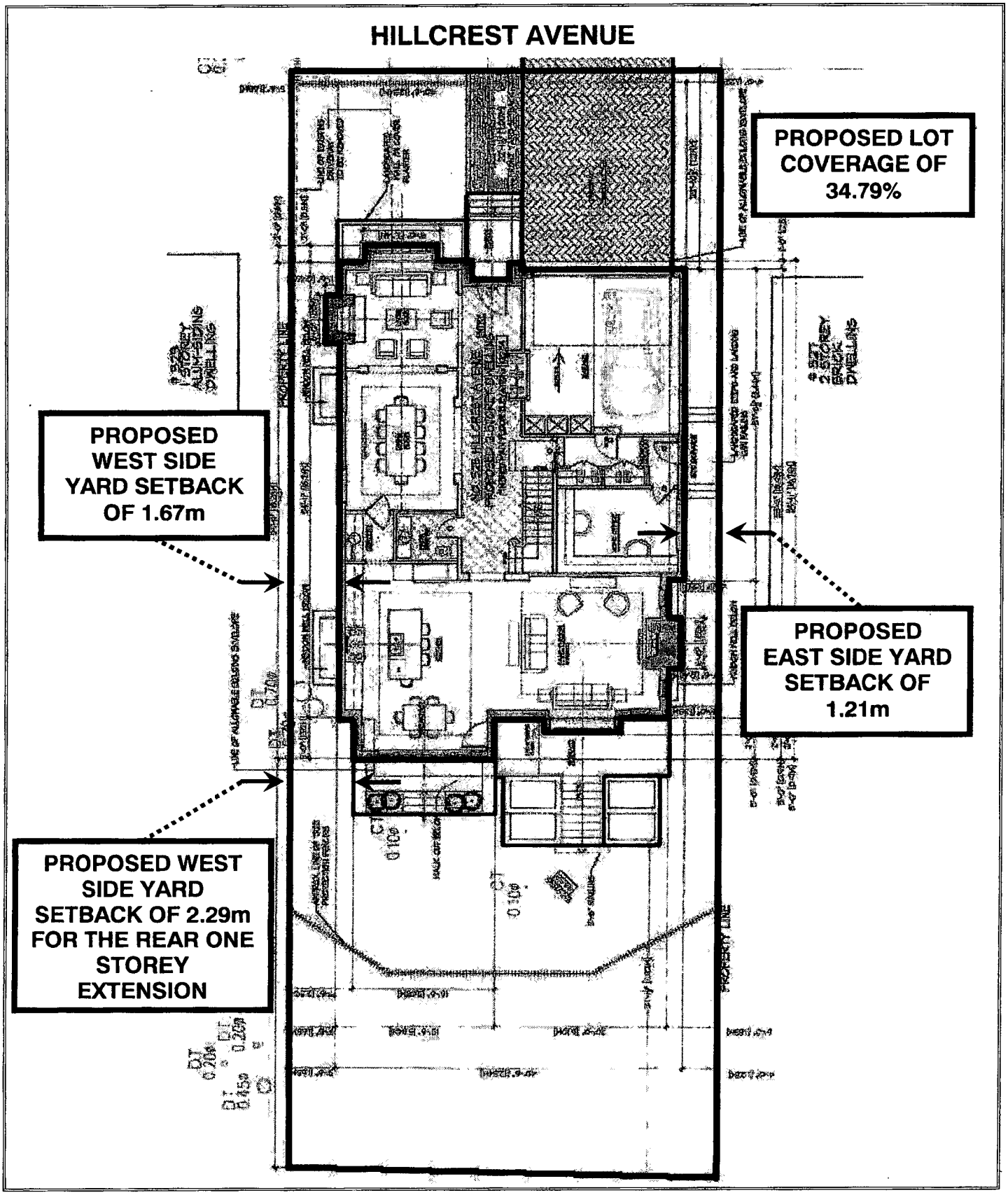
DECEMBER 12, 2011
DATE

A. ABDELSHAHID
ONTARIO LAND SURVEYOR

MITSCHE & AZIZ INC.
ONTARIO LAND SURVEYORS
56 WRIGHT STREET, RICHMOND HILL, ONT L4C 4A1
Tel. (416) 409-4267 Fax: (905) 237-8224
E-Mail . azizbosho@rogers.com

PROJECT NUMBER		PROJECT	
11-294		325 HILLCREST AVENUE (TP)	
DRAWN BY	E.S	CHECKED BY	A.A

COMMITTEE OF ADJUSTMENT (North York Civic Area)	File – A074/12NY	North (Plans Only)	TORONTO
Address: 325 HILLCREST AVENUE			



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Brenden Clapp - Fwd: RE: 325 Hillcrest Ave.

From: Christopher May
To: Clapp, Brenden
Date: 3/29/2012 4:18 PM
Subject: Fwd: RE: 325 Hillcrest Ave.

Hey Brendan,

The applicant has revised their lot coverage from 34.79% to 32.95% (see below). Can you please see to it that the Committee members are made aware of this change?

Thanks!

Christopher May, *MCRP*
Assistant Planner, Community Planning
North York District
T: (416) 395-7124
F: (416) 395-7155

>>> "Luzelena Espinosa" <[redacted]> 3/29/2012 2:17 PM >>>
Hi Christ,

We have got it down to the 32.95% and we know that is more than the committee has approved in the past, but this design minimizes the impact of the additional coverage and we trust and hope that this will be ok with you.

Regards,

Luz Elena Espinosa
B. Arch. LEED A.P.

Peter Higgins Architect Inc.

124 Merton Street, Suite 204
Toronto, Ontario M4S 2Z2

Office 416.481.6229 x231
Fax 416.481.8084

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From: Christopher May [mailto:cmay@toronto.ca]
Sent: Thursday, March 29, 2012 1:48 PM
To: LuzElena Espinosa
Subject: Re: 325 Hillcrest Ave.

Hi Luzelena,

Can you please confirm for me that you intend on revising your proposal so that the lot coverage is 31.75%, as I discussed on the phone with Peter?

Thanks,

Christopher May, *MCRP*
Assistant Planner, Community Planning
North York District
T: (416) 395-7124
F: (416) 395-7155

>>> "Luzelena Espinosa" <[redacted]> 3/26/2012 4:18 PM >>>
Hi Chris,

As per your conversation with Peter, please find attached the variance list requested for the job in reference, as per conversation we have lower the coverage to 33.95%.
I will be sending new drawings at latter time.
Please let me know if you have any other question.

Luz Elena Espinosa
B. Arch. LEED A.P.

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