

City Planning Division
Jennifer Keesmaat, MES MCIP RPP
Chief Planner and Executive Director
CITY COUNCILLOR, WARD 24, CITY OF
TORONTO
DAVID SHINER
or OCCUPANT
CITY HALL
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North York Civic Centre
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Thursday, May 23, 2013

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

File Number:	A275/13NY	Zoning	R4 [ZZC]
Owner(s):	D SALVATORE	Ward:	Willowdale (24)
Agent:	D SALVATORE		
Property Address:	65 THREADNEEDLE CRES	Community:	North York
Legal Description:	PLAN M1057 LOT 466		

Notice was given and a Public Hearing was held on Thursday, May 23, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new attached two car garage to the north east portion of the existing dwelling. The applicant is also proposing to convert the existing garage into habitable space and enclose the existing front porch.

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

North York Zoning By-law No. 7625

1. Proposed lot coverage of 32.20% of the lot area
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
2. Proposed front yard setback of 2.68m
WHEREAS a minimum front yard setback of 5.25m is required;
3. Existing and proposed east side yard setback of 1.22m
WHEREAS a minimum east side yard setback of 1.80m is required; and
4. Proposed building length of 18.30m
WHEREAS a maximum building length of 16.80m is permitted.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

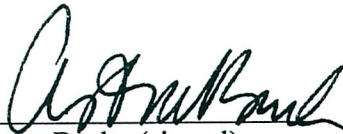
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- 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.

SIGNATURE PAGE

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Astra Burka (signed)



Isaac Lallouz (signed)



Morley Rosenberg (signed)




Nicholas Sion (signed)

DATE DECISION MAILED ON: Friday, May 31, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 12, 2013

CERTIFIED TRUE COPY


Has Dan Antonacci
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.