TORONTO

City Planning Division
Jennifer Keesmaat, MES MCIP RPP
Chief Planner and Executive Director

North York Civic Centre
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John filion

Wednesday, January 9, 2013

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

File Number:	A834/12NY	Zoning	R6 - Waiver -
Owner(s):	NASTARAN YADOLLAHI	Ward:	Willowdale (23)
Agent:	NASTARAN YADOLLAHI		
Property Address:	**223 BURNDALE AVE**	Community:	North York
Legal Description:	PLAN M407 E PT LOT 293 WPT 294		

Notice was given and a Public Hearing was held on Wednesday, January 9, 2013, 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 lot coverage of 32% (145.8m^2)
   WHEREAS a maximum of 30% (136.7m^2) is permitted;

2. Proposed building height of 9.1m
   WHEREAS a maximum of 8.8m is permitted;

3. Proposed finished first floor height of 1.8m
   WHEREAS a maximum of 1.5m is permitted; and

4. Proposed west side yard setback of **1.02m**
   WHEREAS a maximum of 1.2m 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 III, with respect to privately owned trees, to the satisfaction of the Urban Forestry Division.

2. 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.

SIGNATURE PAGE

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Isaac Lallouz (signed)

Richard Ross (signed)

Nicholas Sion (signed)

Astra Burka (signed)

DATE DECISION MAILED ON: Thursday, January 17, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, January 29, 2013

CERTIFIED TRUE COPY

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.