



City Planning Division  
Jennifer Keenan, M.E.S. MCIP RPP  
Chief Planner and Executive Director

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CITY COUNCILLOR, WARD 16, CITY OF  
TORONTO  
KAREN STINTZ  
or OCCUPANT  
CITY HALL  
100 Queen ST SUITE W SUITE B32  
Thursday, July 4, 2013

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

File Number:	A406/13NY	Zoning	R7 [BLD]
Owner(s):	BEHROUZ HARIRI	Ward:	Eglinton-Lawrence (16)
Agent:	AMIN SHEIVARI		
Property Address:	478 MELROSE AVE	Community:	North York
Legal Description:	PLAN 2370 PT LOT 128		

Notice was given and a Public Hearing was held on Thursday, July 4, 2013, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To maintain and legalize the carport at the rear of the property. A previous Committee of Adjustment Decision File A0372/10NY APPROVED variances for lot area, lot frontage and width, front yard setback, side yard setbacks and lot coverage.

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

- Section 14-B(6), By-law No. 7625**  
Proposed lot coverage of 57.89% of the lot area  
WHEREAS the maximum permitted lot coverage is 30% of the lot area;
- Section 6(23)(a)(ii)(B), By-law No. 7625**  
Proposed carport lot coverage of 16.39% of the lot area  
WHEREAS the maximum permitted carport lot coverage is 10%; and
- Section 6(23)(a)(i)(E)(IV), By-law No. 7625**  
Proposed west side yard setback of 0.16m  
WHEREAS the minimum required west side yard setback is 1.2m.

**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.

**SIGNATURE PAGE**

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\_\_\_\_\_  
Arthur Forer (signed)

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Richard Ross (signed)

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Morley Rosenberg (signed)

\_\_\_\_\_  
Nicholas Sion (signed)

DATE DECISION MAILED ON: Friday, July 12, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, July 24, 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](http://www.omb.gov.on.ca).