



City Planning Division  
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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:	A273/13NY	Zoning:	R7 [WAIVER]
Owner(s):	ENID WEINER	Ward:	Eglinton-Lawrence (16)
Agent:	ALI GOUDARZI		
Property Address:	180 JOICEY BLVD	Community:	North York
Legal Description:	PLAN 2647 PT LOT 73		

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 construct a new two-storey detached dwelling with an integral garage. The existing dwelling would be demolished. This application was DEFERRED SINE DIE at the May 23rd hearing at the request of the applicant in order to add a missing variance.

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

- Section 14-B(8)(b), By-law No. 7625**  
Proposed building height of 9.1m  
WHEREAS the maximum permitted building height is 8.8m;
- Section 14-B(9)(ii), By-law No. 7625**  
Proposed building length of 18.31m  
WHEREAS the maximum permitted building length is 15.3m;
- Section 14-B(5)c(i)(A), By-law No. 7625**  
Proposed west side yard setback of 0.6m  
WHEREAS the minimum required west side yard setback is 1.2m.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

It is the decision of the Committee of Adjustment to **MODIFY** and **APPROVE** the following variance(s):

- Section 14-B(9)(ii), By-law No. 7625**  
Proposed building length of 17.40m  
WHEREAS the maximum permitted building length is 15.3m;

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.

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

1. **Section 14-B(8)(b), By-law No. 7625**  
Proposed building height of 9.1m  
WHEREAS the maximum permitted building height is 8.8m;
  
3. **Section 14-B(5)c(i)(A), By-law No. 7625**  
Proposed west side yard setback of 0.6m  
WHEREAS the minimum required west side yard setback is 1.2m.

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.

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**

File Number: A273/13NY  
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Property Address: 180 JOICEY BLVD  
Legal Description: PLAN 2647 PT LOT 73

Zoning: R7 [WAIVER]  
Ward: Eglinton-Lawrence (16)  
Community: North York

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

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Astra Burka (signed)

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Morley Rosenberg (signed)

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Nicholas Sion (signed)

\_\_\_\_\_  
Richard Ross (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).