



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

North York Civic Centre
5100 Yonge Street
North York, Ontario
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Tel: (416) 395-7000
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CITY COUNCILOR, WARD 16, CITY OF
TORONTO
KAREN STINTZ
or OCCUPANT
CITY HALL
100 Queen Street West
Toronto, Ontario
Thursday, July 4, 2013

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

File Number:	A397/13NY	Zoning:	R6 (ZR)
Owner(s):	MARGARET CARMAN ESTATE	Ward:	Eglinton-Lawrence (16)
Agent:	LORNE ROSE ARCHITECT		
Property Address:	238 HADDINGTON AVE	Community:	North York
Legal Description:	PLAN 1576 PT LOT 49		

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 three-storey dwelling. The existing dwelling would be demolished.

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

- Section 14-A(6), By-law No. 7625**
Proposed lot coverage of 36.2% of the lot area
WHEREAS the maximum permitted lot coverage is 30% of the lot area;
- Section 14-A(8), By-law No. 7625**
Proposed building height of 9.99m
WHEREAS the maximum permitted building height is 8.80m;
- Section 14-A(8), By-law No. 7625**
Proposed number of storeys is 3
WHEREAS the maximum permitted number of storeys is 2;
- Section 14-A(9), By-law No. 7625**
Proposed building length of 17.37m
WHEREAS the maximum permitted building length is 15.30m;
- Section 14-A(5)c, By-law No. 7625**
Proposed east side yard setback of 1.23m
WHEREAS the minimum required east side yard setback is 1.8m; and
- Section 14-A(5)c, By-law No. 7625**
Proposed west side yard setback of 1.24m
WHEREAS the minimum required west side yard setback is 1.8m.

SIGNATURE PAGE

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ESTATE
Agent: LORNE ROSE ARCHITECT
Property Address: 238 HADDINGTON AVE Community: North York
Legal Description: PLAN 1576 PT LOT 49

Arthur Forer (signed)

Astra Burka (signed)

~~Morley Rosenberg (signed)~~

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.

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.



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