

CITY OF TORONTO  
COUNCILLOR JOHN FILION  
or OCCUPANT  
NORTH YORK CIVIC CENTRE -  
COUNCILLOR  
5100 YONGE ST

Wednesday, November 6, 2013

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

File Number:	A695/13NY	Zoning:	R6/RD (f12.0; a370) [ZZC]
Owner(s):	MAISAM ASGARIAN	Ward:	Willowdale (23)
Agent:	HOMELAND		
Property Address:	29 FARRELL AVE	Community:	North York
Legal Description:	PLAN 3178 LOT 77		

Notice was given and a Public Hearing was held on Wednesday, November 6, 2013, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling with an integral, at-grade, two car garage. The existing dwelling would be demolished.

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

1. **Section 10.20.30.40.(1), By-law No. 569-2013 and Section 14-A(6), By-law No. 7625**  
Proposed lot coverage of 32.00% of the lot area  
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
2. **Section 10.20.40.10.(2), By-law No. 569-2013**  
Proposed east main wall height of 8.21m  
WHEREAS a maximum main wall height of 7.50m is permitted;
3. **Section 10.20.40.10.(2), By-law No. 569-2013**  
Proposed west main wall height of 8.21m  
WHEREAS a maximum main wall height of 7.50m is permitted;
4. **Section 10.20.40.10.(6), By-law No. 569-2013**  
Proposed finished first floor height of 1.30m  
WHEREAS a maximum finished first floor height of 1.20m is permitted;
5. **Section 14-A(8), By-law No. 7625**  
Proposed building height of 9.09m  
WHEREAS a maximum building height of 8.80m is permitted;
6. **Section 6(8)(a), By-law No. 7625**  
Proposed eave projection of 0.61m  
WHEREAS a maximum eave projection of 0.50m is permitted; and

7. **Section 12.5A(3)c, By-law No. 7625**  
Proposed rear one storey extension height of 6.07m  
WHEREAS a maximum rear one storey extension height of 5.00m 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 II, with respect to City owned trees, to the satisfaction of the Urban Forestry Division.
2. 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.
3. The owner shall submit a Tree Security Deposit (in the form of a certified cheque or letter of credit only) and sign a Tree Preservation Agreement to the satisfaction of the Urban Forestry Division.

## SIGNATURE PAGE

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

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Richard Ross (signed)

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Edwin (Ted) Shepherd  
(signed)

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Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, November 14, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, November 26, 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).