28

TORONTO

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

City Planning

North York Civic Centre
5100 Yonge Street
North York, Ontario
Canada, M2N 5V7
Tel.: (416) 395-7100
Fax: (416) 395-7200

Mailed on/before: Friday, November 8, 2013

PUBLIC HEARING NOTICE

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

MEETING DATE AND TIME: Wednesday, November 20, 2013 at 1:30 p.m.

LOCATION: Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number:	A730/13NY	Zoning	R6 / RD (f12.0; a370) [WAIVER]
Owner(s):	TARANEH HOSSEIN-KHANI FERIDOON RAVADQAR	Ward:	Willowdale (23)
Agent:	SHAYAN RAVADGAR		
Property Address:	**168 HOLMES AVE**	Community:	North York
Legal Description:	PLAN 2399 PT LOT 92		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral, at grade, two car garage. The existing dwelling would be demolished. Please be advised that an application with respect to the subject property was previously before the Committee Adjustment on March 20, 2013. It was the decision of the Committee Members to APPROVE the application (A089/13NY) which sought variances relating to building height, east and west side yard setbacks.

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

1. **Section 14-A (9), By-law No. 7625**
   Proposed building length of 18.85m
   WHEREAS the maximum permitted building length is 15.3m;

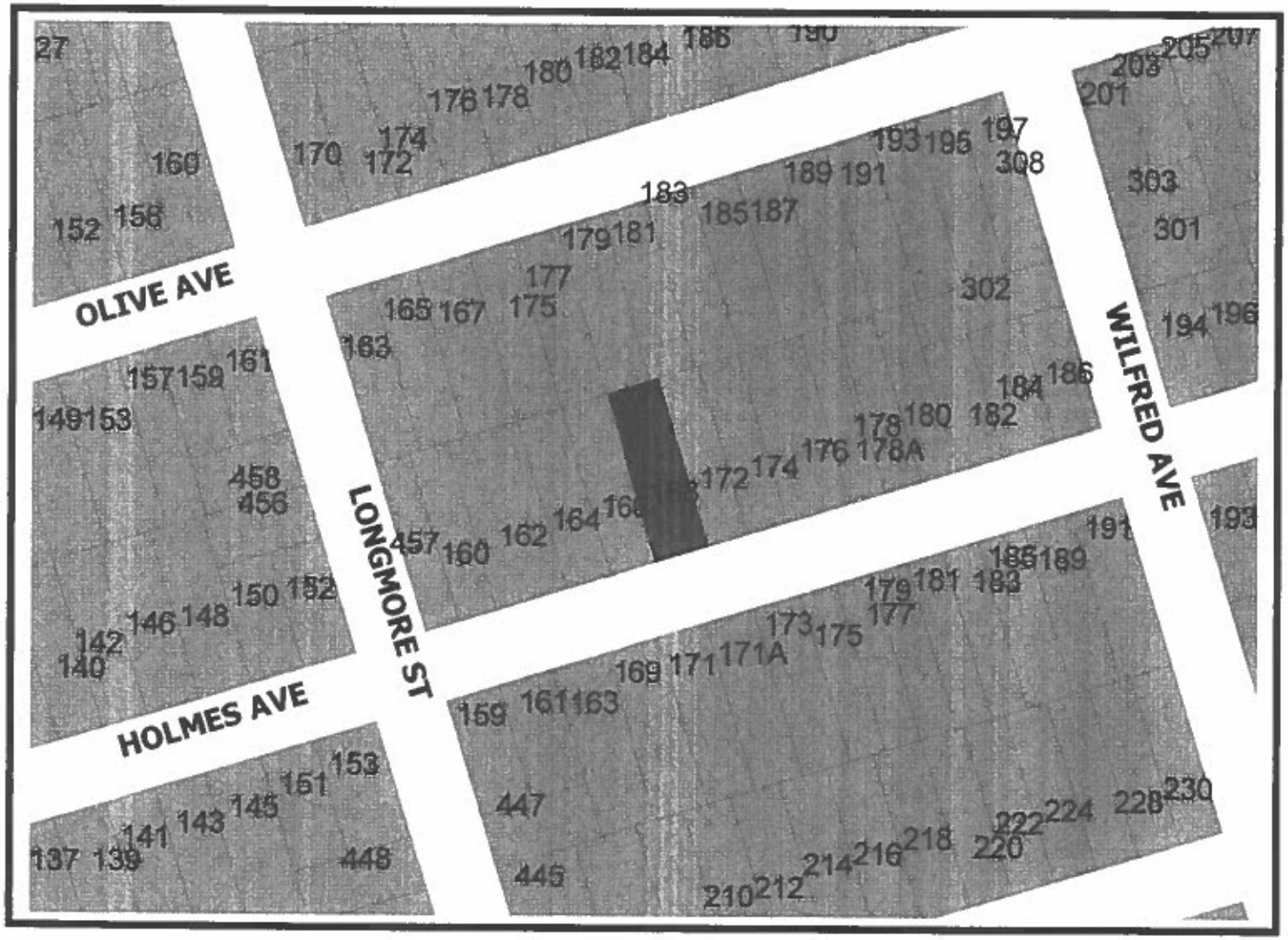
2. **Section 10.5.40.70(1) and Section 10.20.40.70, By-law No. 569-2013**
   Proposed front yard setback of 6.56m
   WHEREAS the minimum required is front yard setback is 11.97m; and

3. **Section 10.20.40.10, By-law No. 569-2013**
   Proposed building height of 10.30m
   WHEREAS the maximum permitted building height is 10.0m.

Dan Antonacci (signed)
Manager and Deputy Secretary-Treasurer
North York Panel
:oa

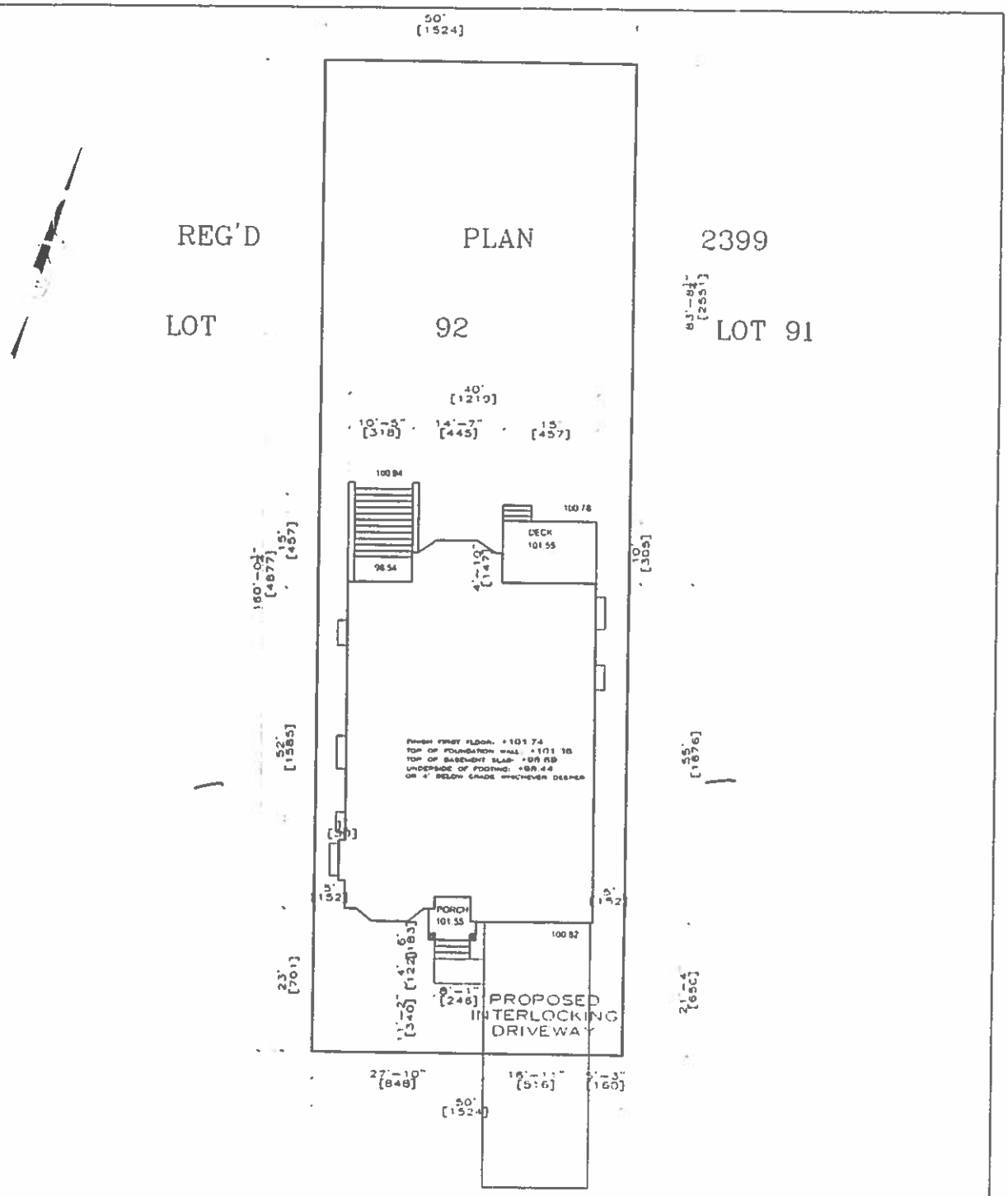
168 HOLMES AVENUE

A730/13NY



City of Toronto

TORONTO



SITE DATA

		AREA	EXISTING	PROPOSED	PROPOSED COVERAGE	ALLOWED COVERAGE
ZONING	R4	LOT COVERAGE	-	247.43 S.M. 2446 S.F.	30.6%	30%
LOT #	92	G.F.A.	-	410.38 S.M. 4417 S.F.		
PLAN #	2399	NO. OF STORIES HEIGHT	-	2 STORIES AS SHOWN		
LOT AREA	743.25 S.M. 8000 S.F.	WIDTH LENGTH	-	AS SHOWN		
LOT FRONTAGE	19.24 M	PARKING	-	-		
LOT DEPTH	48.77 M					

FRONT YARD AREA= 1058.85 S.F.
DRIVEWAY AREA= 359.41 S.F.
HARD LANDSCAPING AREA= 58.34 S.F.
SOFT LANDSCAPING AREA=641.10 S.F. (%92)
LANDSCAPE OPEN SPACE=699.44 S.F. (%66)

0 1 2 3 4 5m
0 3 10 30'

designed by
ALI SHAKERI
T 416 8166651 F 416 2508900
F & A associates ltd.
29 VIAMEDE CRESCENT, M2K 2A7
TORONTO, ONTARIO, CANADA.

project: 168 HOLMES AVE.

drawing: SITE PLAN

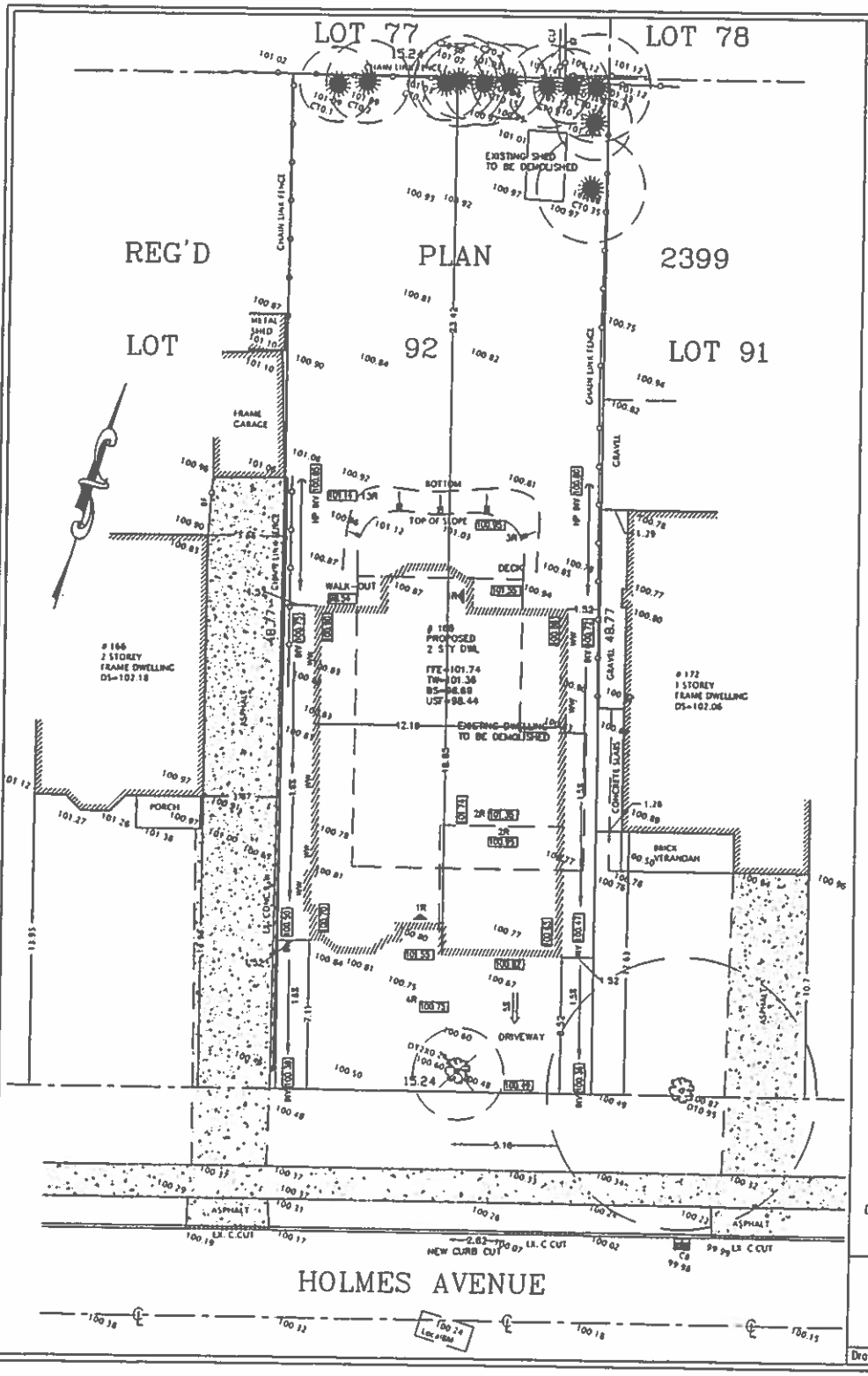
scale: 1/16"=1'

page: A1

revisions
APR 5, 2013 - ISSUED FOR PERMIT

THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE OBC TO BE A DESIGNER
Ali Shakeri
(BCIN#34574)
F&A Associates Ltd.
(BCIN#31094)

1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.
5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION



GRADING PLAN OF
PART OF LOT 92, REGISTERED PLAN 2399
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)

0 1 2 3 4 5 10 15 METRES

SCALE 1:200
C. STANCIU, O.L.S.

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

□	DENOTES	SURVEY MONUMENT SET
WW	-	WINDOW WELL
INV	-	INVERT ELEVATION
HP	-	HIGH POINT
●	-	DECIDUOUS TREE
★	-	CONIFEROUS TREE
999.99	-	EXISTING ELEVATION
999.99	-	PROPOSED ELEVATION
FFE	-	FINISHED FIRST FLOOR ELEVATION
TW	-	TOP OF WALL ELEVATION
BS	-	BASEMENT SLAB
USF	-	UNDERSIDE OF FOOTING ELEVATION

UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE. THE UNDERNAMED COMPANY AND EACH UTILITY ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THE INFORMATION SHOWN HEREON AND EACH UTILITY MUST BE CONTACTED FOR AN ON-SITE LOCATE PRIOR TO ANY EXCAVATION.

NOTES

1. BOUNDARY INFORMATION WAS TAKEN FROM REGISTERED PLAN 2399.
2. ELEVATIONS ARE LOCAL AND RELATED TO THE CENTRELINE OF ROAD, ELEVATION = 100.24m.
3. ALL FOOTING FORMWORK ELEVATION ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED ONTARIO LAND SURVEYOR PRIOR TO THE PLACING OF ANY CONCRETE.
4. PRIOR TO THE SUPERSTRUCTURE WORKS PROCEEDING AND THE RELEASE OF THE COMPLETION STAGE PERMIT, THE OWNERS CONSULTANT MUST CERTIFY THAT THE TOP OF FOUNDATIONS IS IN CONFORMITY WITH THE GRADING PLAN REVIEWED BY THE CITY.
5. ALL RAINWATER LEADERS TO DISCHARGE ONTO SPLASH PADS AT GROUND LEVEL AT FRONT OF HOUSE.
6. A 0.60m WIDE UNDISTURBED STRIP IS TO BE PROVIDED ALONG REAR BOUNDARIES WITH ADJACENT PROPERIES.
7. NO TREES TO BE REMOVED WITHOUT PRIOR CONSENT FROM THE CITY ARBORIST.

FRONT YARD AREA = 103.4 m2	
DRIVEWAY AREA = 33.6 m2	(33%)
LANDSCAPING AREA = 69.8 m2	(67%)
STEPS/PORCH AREA = 9.1 m2	
SOFT LANDSCAPING AREA = 60.7 m2	(87%)

CAUTION

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR ANY REAL ESTATE TRANSACTIONS.
- LOT DIMENSIONS OR POSSIBLE ENCROACHMENTS MUST BE CONFIRMED BY A LEGAL SURVEY.
- BEFORE EXCAVATION THE CONTRACTOR MUST VERIFY IF GRAVITY CONNECTION TO SANITARY SEWER IS ACHIEVABLE.

SURVEYOR'S CERTIFICATE

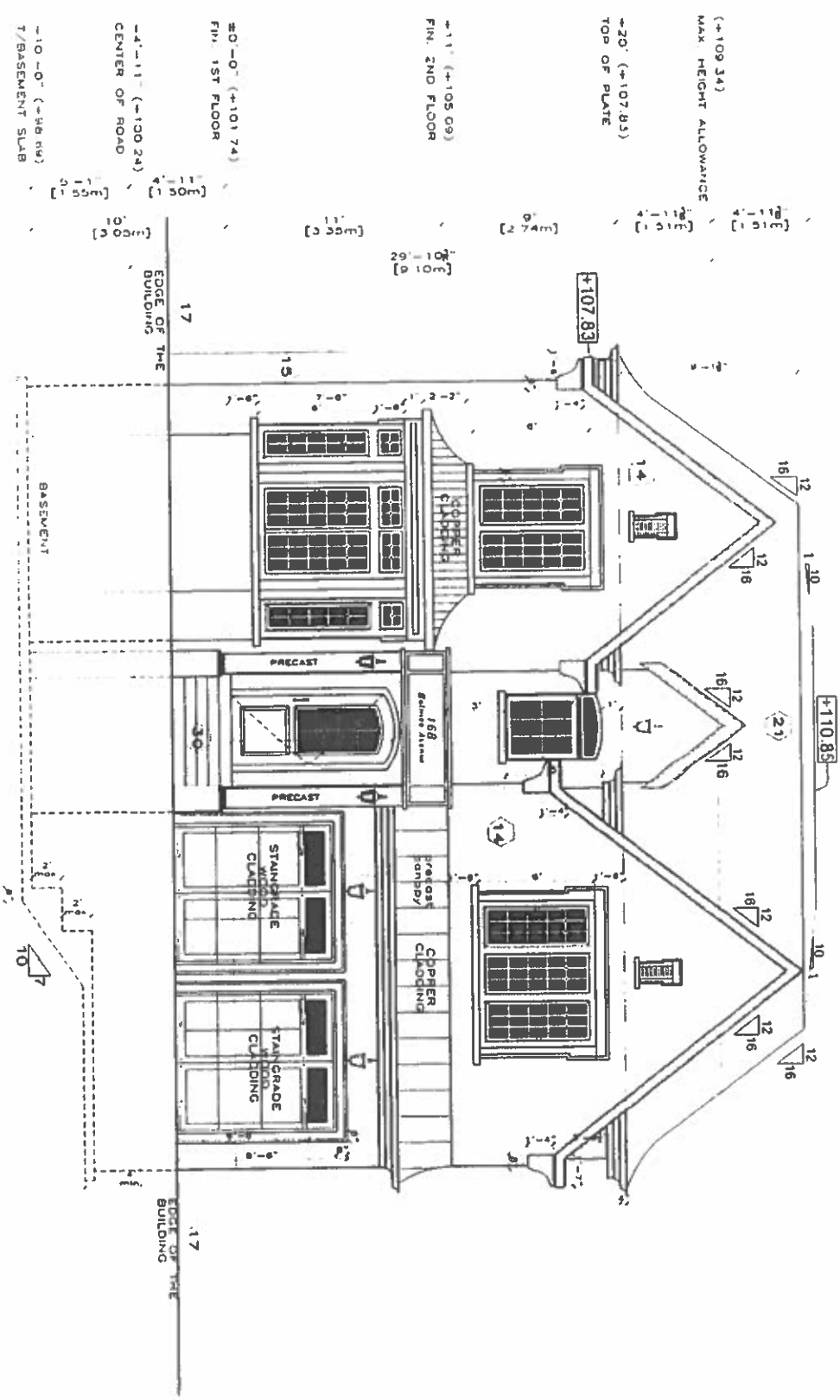
I HAVE REVIEWED THIS SITE PLAN FOR THE DWELLING No. 168 HOLMES AVENUE IT IS MY BELIEF THAT THE GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE WITHOUT DETRIMENTAL EFFECT ON ADJACENT PROPERTIES.

DATE : APRIL 23, 2013

C. STANCIU
ONTARIO LAND SURVEYOR

ROWAN-STANCIU LTD
ONTARIO LAND SURVEYORS
10211 YONGE ST., Suite 202, Richmond Hill, L4C 3B3
Tel. (905) 780-0227 Fax. (905) 508-0239

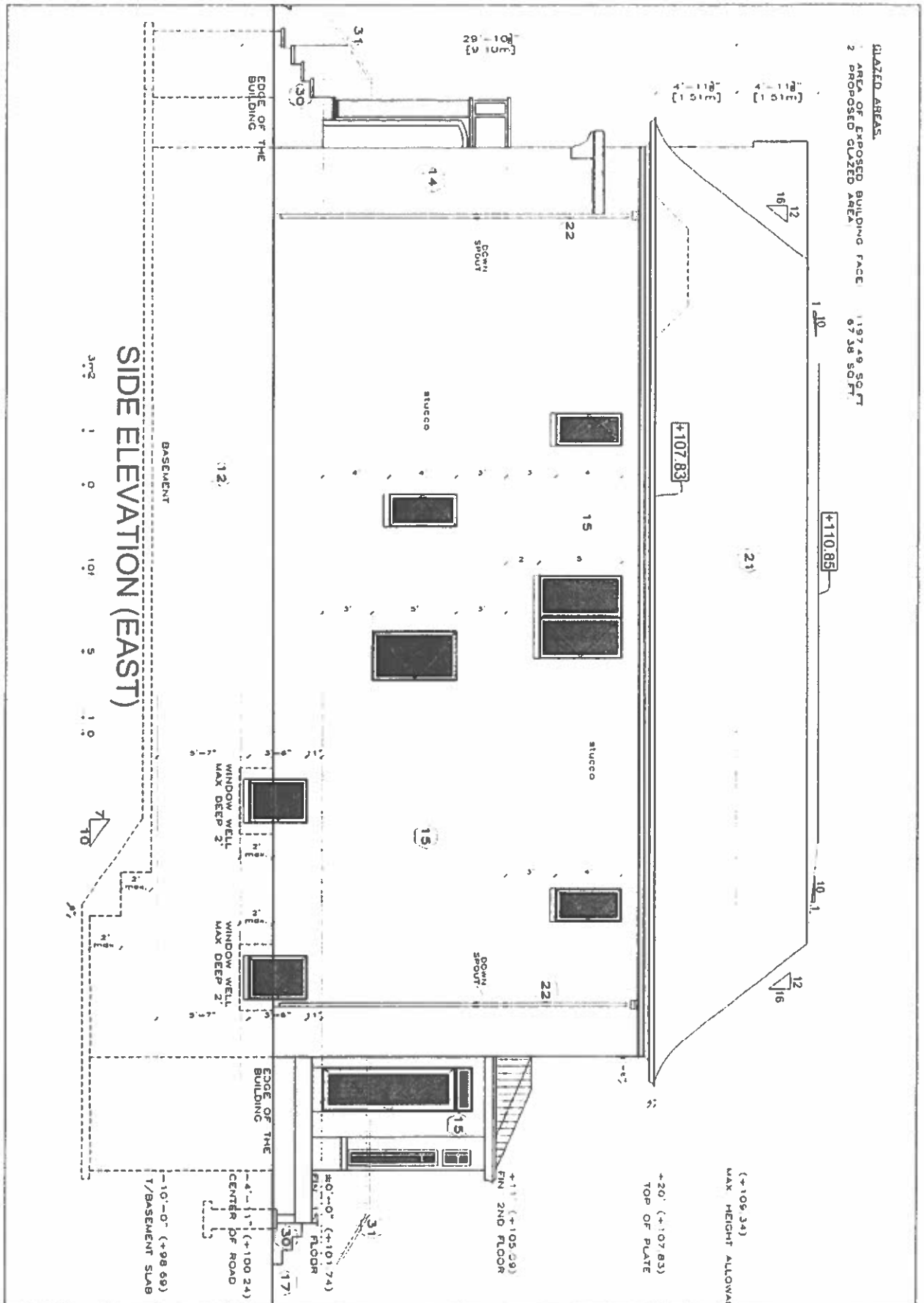
Drawn F.Y. | File No. 2013-009 | DWG . Holmes 168_ST | Checked . C. Stanciu, O.L.S.



FRONT ELEVATION (NORTH)

3/16" = 1'-0"

designed by: ALI SHAKERI T 416 8166651 F 416 2506900 **F & A** associates ltd. 29 VIAMEDE CRESCENT, M2H 2A7 TORONTO, ONTARIO CANADA.	project: 168 HOLMES AVE. drawing: MAIN ELEVATION scale: 3/16"=1' page: A6	revisions: APR 5 2013 ISSUED FOR PERMIT THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN. & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE OBC TO BE A DESIGNER Ali Shakeri BCIN#24574 F&A Associates Ltd BCIN#30990	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION 3. DO NOT SCALE DRAWINGS 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION" 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION



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TORONTO, ONTARIO, CANADA.

project: 168 HOLMES AVE.

drawing: SIDE ELEVATION

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Ali Shakeri
BCIN#24674
F&A Associates Ltd
BCIN#30998

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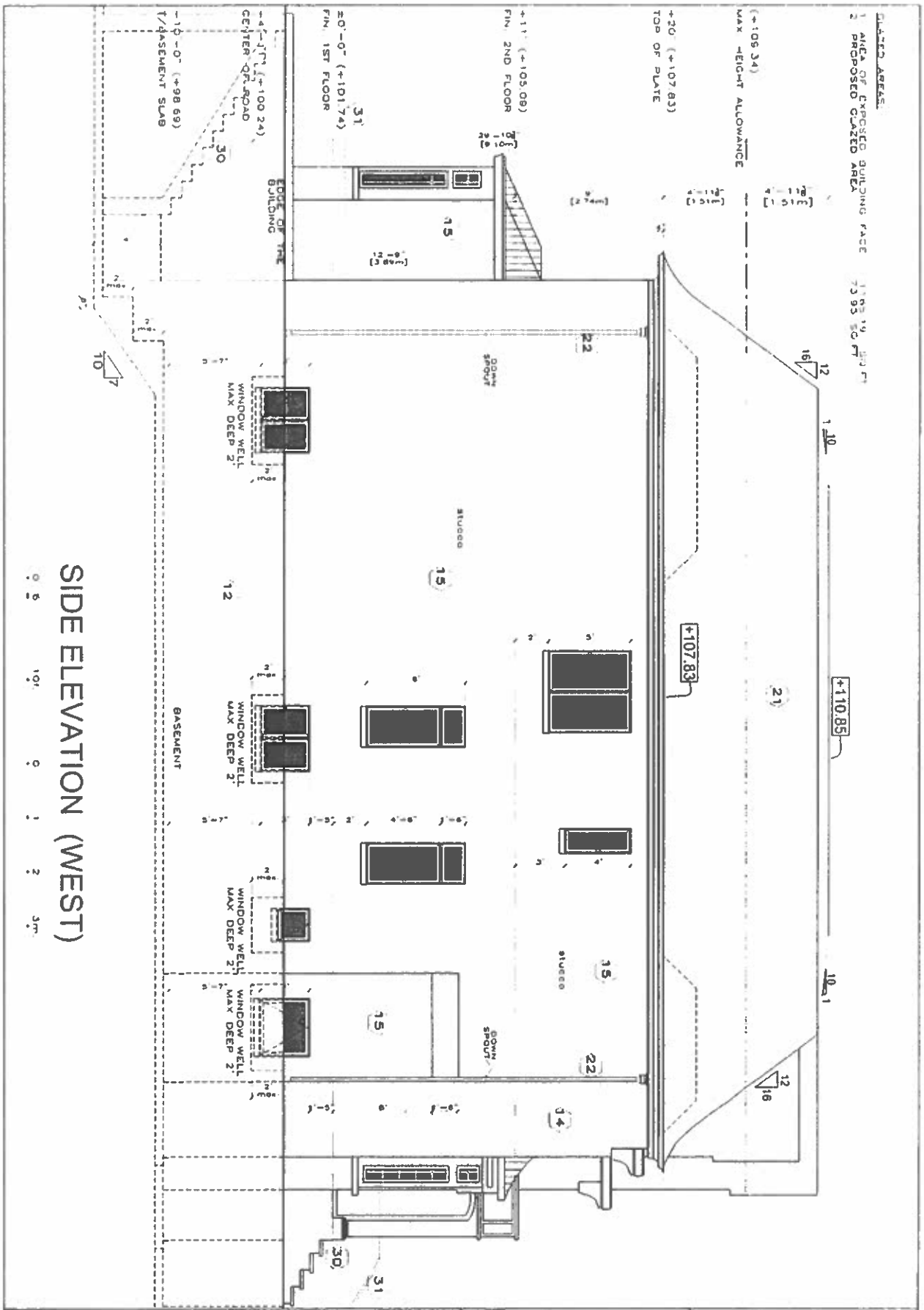

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