



City Planning Division  
Jennifer Kaseman, MEd MCIP RPP  
Chief Planner and Executive Director

Committee of Adjustment, North York  
District  
5100 Yonge Street  
North York, Ontario  
M2N 6V7

CITY OF TORONTO  
COUNCILLOR STINTZ  
or OCCUPANT  
WARD 16 - EGLINTON-LAWRENCE  
ON

Wednesday, August 28, 2013

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

File Number:	A524/13NY	Zoning	R (f7 5;d0.6)(x604) / R2 Z0.6 [ZZC]
Owner(s):	SHOHREH SABAGHPOUR FARROKHI BIJAN	Ward:	Eglinton-Lawrence (16)
Agent:	HAMID JAVAHER SAZ	Community:	Toronto
Property Address:	32 CRANBROOKE AVE		
Legal Description:	PLAN 1501 W 1/2 PT LOT 484		

Notice was given and a Public Hearing was held on Wednesday, August 28, 2013, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with an integral one car garage. The existing dwelling and detached garage would be demolished.

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

- Section 10.10.40.10.(2), By-law No. 569-2013**  
Proposed height of 7.92m for the side exterior main walls facing a side lot line  
WHEREAS the maximum permitted height is 7.5m for all side exterior main walls facing a side lot line;
- Section 10.10.40.10.(6), By-law No. 569-2013**  
Proposed first floor height of 2.72m above established grade  
WHEREAS the maximum permitted first floor height is 1.2m above established grade;
- Section 10.5.100.1.(1)(C)(ii), By-law No. 569-2013 & Section 6(3) Part II 3(II), By-law No. 438-86**  
Proposed driveway width of 4.00m  
WHEREAS the maximum permitted driveway width is 3.5m, having a width of the parking space behind the front main wall;
- Section 10.10.40.40.(1), By-law No. 569-2013**  
Proposed floor space index (F.S.I.) of 0.72 times the area of the lot  
WHEREAS the maximum permitted floor space index (F.S.I.) is 0.60 times the area of the lot;
- Section 10.10.40.70.(4), By-law No. 569-2013**  
Proposed west side yard setback of 0.41m  
WHEREAS the minimum required west side yard setback is 0.45m;

6. **Section 6(3) Part II 3(II), By-law No. 438-86**  
Proposed distance of 0.68m from the portion of the side wall of the adjacent building (34 Cranbrooke Avenue) that contains openings  
WHEREAS the minimum required distance is 1.2m from the portion of the side wall of an adjacent building that contains openings;
7. **Section 6(3) Part II 3.B(II), By-law No. 438-86**  
Proposed west side lot line setback of 0.41m for the portion of the building not exceeding 17.0m in depth  
WHEREAS the minimum required west side lot line setback is 0.45 for the portion of the building not exceeding 17.0m in depth;
8. **Section 6(3) Part I 1, By-law No. 438-86**  
Proposed residential gross floor area (G.F.A.) of 0.72times the area of the lot  
WHEREAS the maximum permitted residential gross floor area (G.F.A.) is 0.60 times the area of the lot.

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

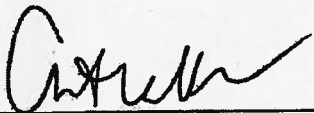
**The Minor Variance Application is Refused**

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

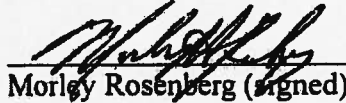
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

**SIGNATURE PAGE**

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Astra Burka (signed)



Morley Rosenberg (signed)

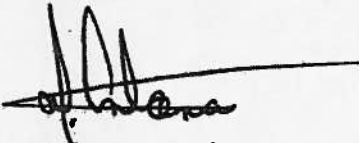


Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, September 5, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 17, 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).