

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

Thursday, February 19, 2015

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

File Number:	A1010/14NY	Zoning:	R4/RD (WAV)
Owner(s):	DURIM SHAMETI	Ward:	Willowdale (23)
Agent:	CYRUS AND ASSOCIATES INC		
Property Address:	330 BYNG AVE	Community:	North York
Legal Description:	PLAN 3691 L 114		

Notice was given and a Public Hearing was held on Thursday, February 19, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- Chapter 6(30)(a)(i), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 2.07m.
- Chapter 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.12m.
- Chapter 13.2.5, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 16.99m.
- Chapter 13.2.1 & 6(8), By-law No. 7625**
The minimum required lot frontage and width is 15.00m.
The existing lot frontage and width is 13.11m.
- Chapter 13.2.3, By-law No. 7625**
The minimum required side yard setback is 1.61m.
The proposed west side yard setback is 1.21m.
- Chapter 13.2.3, By-law No. 7625**
The minimum required side yard setback is 1.61m.
The proposed east side yard setback is 0.91m for the front 6.53m portion and 1.21m for the remainder of the dwelling.

7. **Chapter 13.2.4(a), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.00% of the lot area.
8. **Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.50m.
The proposed west side yard setback is 1.21m.
9. **Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.50m.
The proposed east side yard setback is 0.91m for the front 6.53m portion and 1.21m for the remainder of the dwelling.

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):

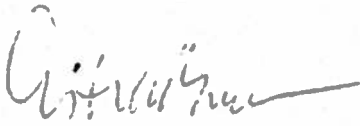
- 1) City of Toronto Municipal Code Chapter 813, Article II, City-owned trees
www.toronto.ca/trees/city_trees.htm
- 2) City of Toronto Municipal Code Chapter 813, Article III, Privately-owned trees
www.toronto.ca/trees/private_trees.htm

SIGNATURE PAGE

File Number: A1010/14NY
Owner: DURIM SHAMETI
Agent: CYRUS AND ASSOCIATES
INC
Property Address: 330 BYNG AVE
Legal Description: PLAN 3691 L 114

Zoning: R4/RD (WAV)
Ward: Willowdale (23)

Community: North York



Astra Burka (signed)



Nicholas Sion (signed)



Douglas S. Colbourne (signed)

DATE DECISION MAILED ON: Thursday, February 26, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 11, 2015

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.