

CITY COUNCILLOR, WARD 25, CITY OF
TORONTO
JAYE ROBINSON
or OCCUPANT
CITY HALL
100 QUEEN ST SUITE W SUITE A12

Thursday, March 5, 2015

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

File Number:	A0043/15NY	Zoning	R3 / RD (f18.0; a690) [WAIVER]
Owner(s):	ARIO BARZIN SHAKEBAEIN	Ward:	Don Valley West (25)
Agent:	BABAK BABAEI		
Property Address:	224 ST LEONARDS AVE	Community:	North York
Legal Description:	PLAN 1534 LOT 531		

Notice was given and a Public Hearing was held on Thursday, March 5, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- Section 12.2 and 6(8), By-law No. 7625**
The minimum required lot frontage and width is 18m.
The existing lot frontage and width is 15.25m.
- Section 12.4, By-law No. 7625**
The minimum required east side yard setback is 1.8m.
The proposed east side yard setback is 1.2m.
- Section 12.4, By-law No. 7625**
The minimum required west side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
- Section 12.5A.1, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is **18.00m**.
- Section 12.5A.3, By-law No. 7625**
The maximum permitted building length including a one-storey rear extension is 18.9m.
The proposed building length including the one-storey rear extension is **19.2m**.
- Chapter 10.20.40.70.(3), Bylaw No. 569-2013**
The minimum required east side yard setback is 1.8m.

The proposed east side yard setback is 1.2m.

7. **Chapter 10.20.40.70.(3), Bylaw No. 569-2013**
The minimum required west side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
8. **Chapter 10.20.40.20, By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is **18.00m**.
9. **Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.0m² of the first floor must be within 4.0m of the front main wall.
The proposed first floor is within 8.8m from the front main wall.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

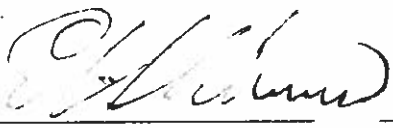
The Minor Variance Application is Refused

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

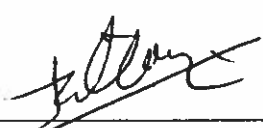
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

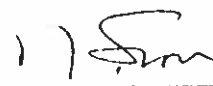
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[WAIVER]
Owner: ARIO BARZIN SHAKEBAEIN Ward: Don Valley West (25)
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Legal Description: PLAN 1534 LOT 531



Edwin (Ted) Shepherd
(signed)



Isaac Lallouz (signed)



Nicholas Sion (signed)

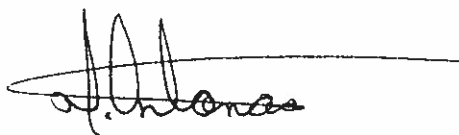


Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, March 12, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 25, 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.

