

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

Wednesday, March 25, 2015

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

File Number:	A0075/15NY	Zoning:	RD (f12.0; a370) / R6 [ZZC]
Owner(s):	HOOMAN BANDARCHI	Ward:	Willowdale (23)
Agent:	FOREMOST MANSION		
Property Address:	37 FARRELL AVE	Community:	North York
Legal Description:	PLAN 3178 LOT 73		

Notice was given and a Public Hearing was held on Wednesday, March 25, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all front exterior main walls is 7.5m.
The proposed height of the front exterior main walls is 7.92m.
- Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all rear exterior main walls is 7.5m.
The proposed height of the rear exterior main walls is 7.92m.
- Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required west side yard setback is 1.2m.
The proposed west side yard setback is 1.09m.
- Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted height of the first floor above established grade is 1.2m.
The proposed height of the first floor above established is 1.30m.
- Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32.00% of the lot area.
- Section 14-A(5)c, By-law No. 7625**
The minimum required west side yard setback is 1.2m.
The proposed west side yard setback is 1.09m.

7. **Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32.00% of the lot area.

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):

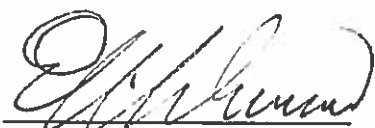
- 1) City of Toronto Municipal Code Chapter 813, Article II, City-owned trees
www.toronto.ca/trees/city_trees.htm
- 2) City of Toronto Municipal Code Chapter 813, Article III, Privately-owned trees
www.toronto.ca/trees/private_trees.htm

SIGNATURE PAGE

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Ward: Willowdale (23)
Community: North York



Isaac Lallouz (signed)

Edwin (Ted) Shepherd
(signed)

Richard Ross (signed)

DATE DECISION MAILED ON: Wednesday, April 1, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 14, 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.

