

Thursday, April 21, 2016

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

File Number:	A0261/16NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner(s):	MINA ALLAHDINY HESAROEIEH	Ward:	Eglinton-Lawrence (16)
Agent:	OPTIONS ARCHITECTS	Heritage:	Not Applicable
Property Address:	<b>8 HILLHURST BLVD</b>	Community:	Toronto
Legal Description:	PLAN M346 LOT 32		

Notice was given and a Public Hearing was held on Thursday, April 21, 2016, 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:**

- 1. Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.35 times the lot area.  
The proposed floor space index is **0.69** times the lot area.
- 2. Section 6(3) Part I 1, By-law No. 438-86**  
The maximum permitted gross floor area is 0.35 times the lot area.  
The proposed gross floor area is **0.69** times the lot area.
- 3. Section 6(3), Part IV 3(II), By-law No. 438-86**  
The by-law does not permit an integral garage in a building where the floor level of the garage is located below grade.  
The proposed integral garage is below grade.

**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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Beth Levy (signed)

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Wayne McEachern (signed)

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Derek Lett (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, April 28, 2016

LAST DATE OF APPEAL TO  
THE ONTARIO MUNICIPAL BOARD: Wednesday, May 11, 2016

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)