

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

Committee of Adjustment
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5V7
Tel: 416 395-7000
Fax: 416 395-720

Thursday, November 10, 2016

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

File Number:	A0827/16NY	Zoning	R4/RD[ZONING]
Owner(s):	KAREN EFENDIEV	Ward:	Willowdale (23)
Agent:	GUITBERG GROUP INC	Heritage:	Not Applicable
Property Address:	97 BURNETT AVE	Community:	North York
Legal Description:	PLAN M407 LOT 451		

Notice was given and a Public Hearing was held on Thursday, November 10, 2016, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 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% of the lot area.
- Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10m.
The proposed building height is 10.15m.
- Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
- Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.5m and 1m to a portion of the garage.
- Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 546.5m².
- Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.5m.
The proposed front yard setback is 4.52m.

7. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
8. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.5m and 1m to a portion of the garage.
9. **Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
10. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.12m.
11. **Section 13.2.6, By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
12. **Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed front balcony area is 4.4m².
13. **Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed rear balcony area is 9.62m².

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

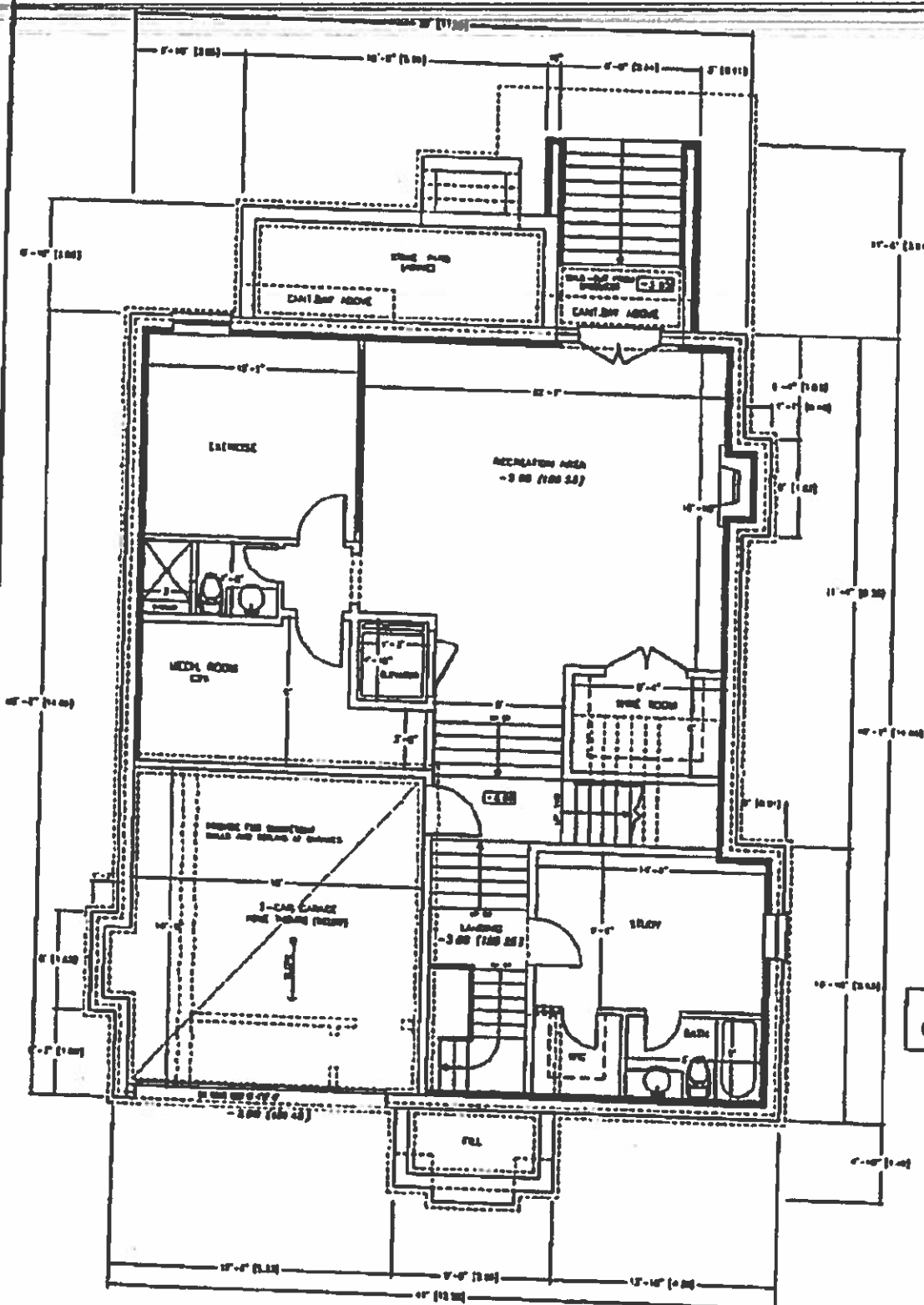
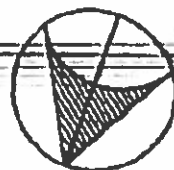
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- 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. No dormers are to be provided in the roof structure;
2. The proposal, with the exception of the dormers, be developed in accordance with the north elevation drawing submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division. October 31, 2016:
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized; and

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3. The proposal be developed in accordance with the basement, ground, and second floor plan drawings submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division. October 31, 2016
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized..



ALL DIMENSIONS ARE IMPERIAL
(DIMENSIONS IN BRACKETS ARE METRIC)

GUITBERG GROUP INC.



33 BELVEDERE CRES.
RICHMOND HILL
ONTARIO, L4C 8B9
TEL. (905) 508-7438
FAX. (905) 508-7453

PRIVATE RESIDENCE
AT 97 BURNETT AVE.
CITY OF TORONTO, ONTARIO

BASEMENT PLAN

DESIGNED BY J.M. CHECKED V.G.
SCALE 1/8" = 1'-0" DATE APRIL '16

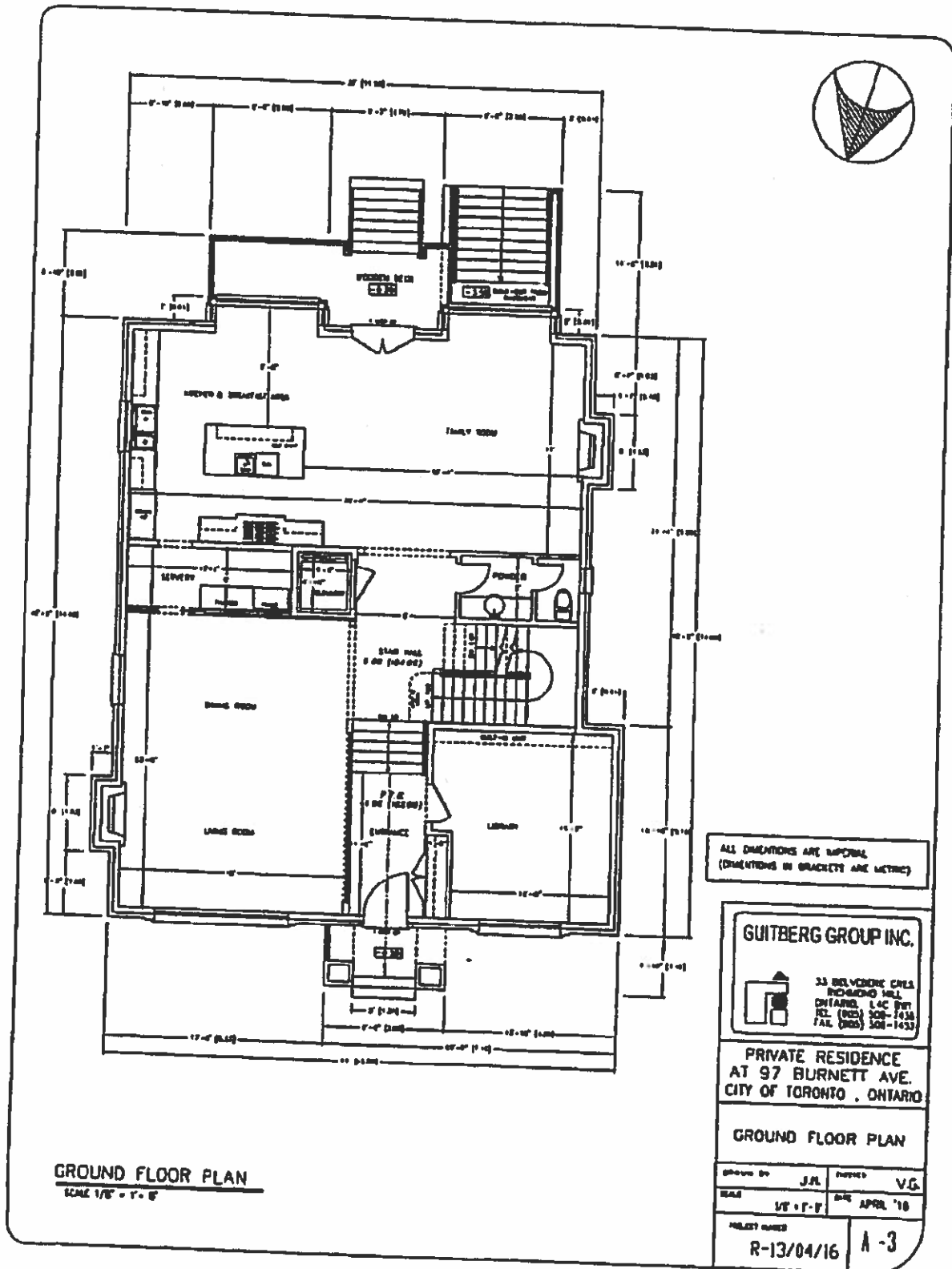
PROJECT NUMBER
R-13/04/16 A-2

BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

RECEIVED

OCT 31 2016

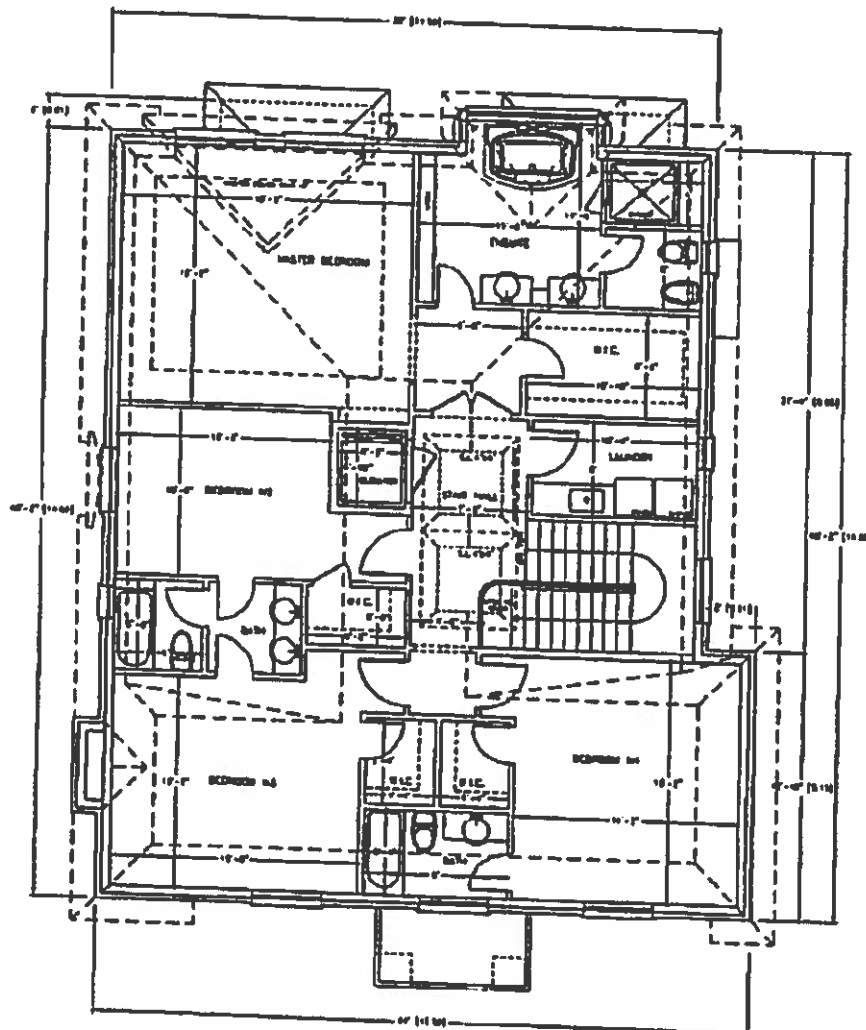
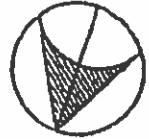
CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE



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NORTH YORK CIVIC CENTRE



ALL DIMENSIONS ARE IMPERIAL
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GUITBERG GROUP INC.



33 BELVEDERE CIRCLE
RICHMOND HILL
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FAX (905) 308-7433

PRIVATE RESIDENCE
AT 97 BURNETT AVE.
CITY OF TORONTO, ONTARIO

SECOND FLOOR PLAN

DESIGNED BY J.M. DRAWN BY V.G.
SCALE 1/8" = 1'-0" DATE APRIL '16

PROJECT NUMBER R-13/04/16 A-4

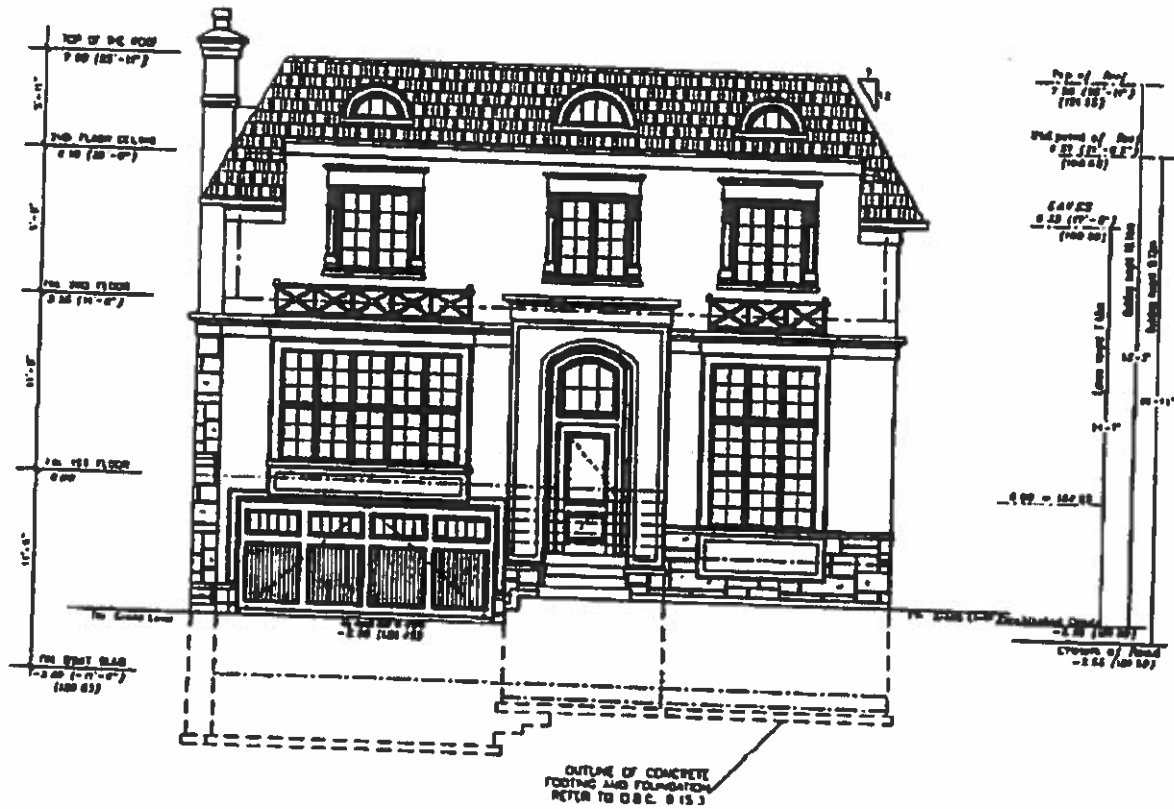
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

RECEIVED

OCT 31 2016

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE

NORTH ELEVATION



GUTBERG GROUP INC.



33 BELVEDERE DRIVE
RICHMOND HILL
ONTARIO, L4C 8Y1
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FAX (905) 508-7433

PRIVATE RESIDENCE
AT 97 BURNETT AVE.
CITY OF TORONTO, ONTARIO

NORTH ELEVATION

DESIGNED BY J.M. DRAWN BY V.G.

SCALE 1/4" = 1'-0" DATE APRIL '16

PROJECT NUMBER

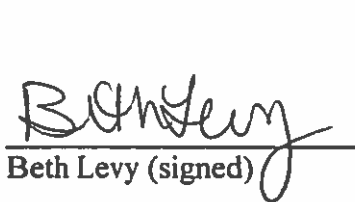
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A-6

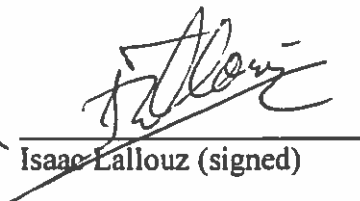
SIGNATURE PAGE

File Number: A0827/16NY
Owner: KAREN EFENDIEV
Agent: GUITBERG GROUP INC
Property Address: 97 BURNETT AVE
Legal Description: PLAN M407 LOT 451

Zoning: R4/RD[ZONING]
Ward: Willowdale (23)
Heritage: Not Applicable
Community: North York


Beth Levy (signed)


Denise Graham (signed)

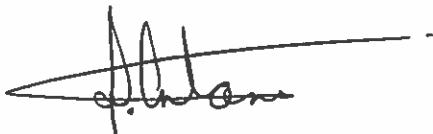

Isaac Lallouz (signed)


Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, November 17, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, November 30, 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 \$300.00, 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.