

City Planning Division

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

Committee of Adjustment

Thursday, November 24, 2016

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

File Number:	A0881/16NY	Zoning	R7/RD (f9.0; a275) [ZONING]
Owner(s):	AZIN VILIDIPAK	Ward:	Don Valley West (25)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	366 BROADWAY AVE	Community:	North York
Legal Description:	PLAN M374 E PT LOT 62 W PT LOT 63		

Notice was given and a Public Hearing was held on Thursday, November 24, 2016, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rear deck.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**1. Section 6(24), By-law No. 7625**

The maximum permitted rear deck projection is 2.1 having an above height of 1.0m and a width no greater than half the width of the dwelling.

The proposed deck is 1.76m above adjacent ground, projects **3.82m** from the rear wall.

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) The applicant is to provide permanent opaque screening or fencing along the eastern and western edge of the proposed rear deck; with a minimum height of 1.8m from the floor of the deck.

SIGNATURE PAGE

File Number:	A0881/16NY	Zoning	R7/RD (f9.0; a275) [ZONING]
Owner:	AZIN VILIDIPAK	Ward:	Don Valley West (25)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	366 BROADWAY AVE	Community:	North York
Legal Description:	PLAN M374 E PT LOT 62 W PT LOT 63		

Bruce Mullock (signed)

Derek Lett (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, December 1, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, December 14, 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



City Planning Division

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

Committee of Adjustment

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.