

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, January 12, 2017

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

File Number:	A0953/16NY	Zoning	R6/RD (f12.0; a370)(ZR)
Owner(s):	SOHEIL AKHAVAN BING HIM LO	Ward:	Willowdale (23)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	248 BYNG AVE	Community:	North York
Legal Description:	PLAN 2399 PT LOT 141		

Notice was given and a Public Hearing was held on Thursday, January 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.5.40.10(5), Zoning By-law No. 569-2013**
A minimum of 10m² of the first floor must be within 4m of the main front wall.
A proposed 6.45m² of the first floor is within 4m of the main front wall.
- Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
B)(i) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the west side exterior main walls facing a side lot line is 7.9m **for 25.00% of the width of the wall.**
- Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
C) The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.
The proposed east side yard setback is **0.90m.**
- Section 14-A(4), Zoning By-law No. 7625**
The minimum required lot frontage is 12m.
The existing lot frontage is 10.34m.
- Section 6(8), Zoning By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed.

6. **Section 14-A(5)c, Zoning By-law No. 7625**
The minimum required east side yard setback is 1.2m.
The proposed east side yard setback is **0.90m**.
7. **Section 14-A(8), Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.2m.
8. **Section 14-A(9), Zoning By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is 16.99m.
9. **Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.59m.
10. **Section 7.4A, Zoning By-law No. 7625**
The minimum required landscaping is 50 % of the front yard: 38.49m².
The proposed landscaping is 46.19 % of the front yard: 35.56m².

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:

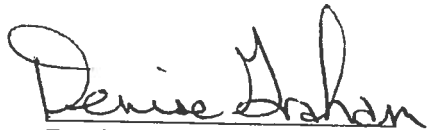
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.


This decision is subject to the following condition(s):

- 1) The proposed driveway to be constructed of permeable materials

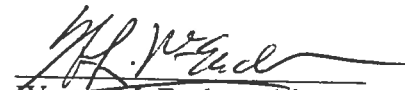
SIGNATURE PAGE

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Denise Graham (signed)


Giacomo Tonon (signed)

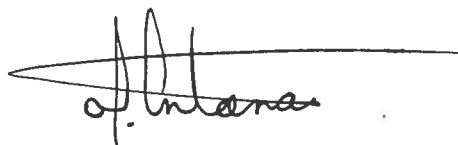

Rick Ross (signed)


Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, January 19, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, February 1, 2017

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.

