

CITY COUNCILLOR, WARD 23, CITY OF
TORONTO
JOHN FILION
or OCCUPANT
CITY HALL
100 QUEEN ST SUITE W SUITE B36

North York Civic Centre
5100 Yonge Street
North York, Ontario
Canada, M2N 5V7
Tel: (416) 397-5330
Fax: (416) 395-7200

Wednesday, March 22, 2017

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

File Number:	A0002/17NY	Zoning	RD (f9.0; a275)(waiver)
Owner(s):	ALIREZA KASHARAFIFARD	Ward:	Willowdale (23)
Agent:	AMIR RAHMANKHAH	Heritage:	Not Applicable
Property Address:	78 CAMERON AVE	Community:	North York
Legal Description:	PLAN M412 LOT 43 W PT LOT 44		

Notice was given and a Public Hearing was held on Wednesday, March 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling.

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

1. Chapter 10.5.40.10.(5), By-law No. 569-2013

A minimum of 10.0m² of the first floor must be within 4.0m of the front wall.
There is 8.75 m² proposed within 4.0m of the front wall.

2. Chapter 10.20.30.40.(1), By-law No. 569-2013

The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 31.96% of the lot area.

3. Chapter 10.20.40.10.(2)(A)(i), By-law No. 569-2013

The maximum permitted height of exterior front main walls is 7.5m.
The proposed height of front main walls for windows is 8.11m.

4. Chapter 10.20.40.10.(2)(A)(ii), By-law No. 569-2013

The maximum permitted height of exterior rear main walls is 7.5m.
The proposed height of rear main walls for window and door is 8.11m.

5. Chapter 10.20.40.70.(3)(B), By-law No. 569-2013

The minimum required east side yard setback is 0.90m.
The proposed east side yard setback is 0.61m for the front 6.55m portion of the dwelling only.

6. Section 6(9)(n), By-law No. 7625

A bay window may project 0.6m from the rear wall.
The proposed rear bay windows project 0.75m from the rear wall.

7. Section 6(24), By-law No. 7625

Decks greater than 1m in height may not project more than 2.1m from the wall.
The proposed deck projects 2.83m from the wall.

8. Section 6(30)a, By-law No. 7625

The maximum permitted finished first floor height is 1.5m.
The proposed finished first floor height is 1.67m.

9. Section 14-B(5)(c)(i)(A), By-law No. 7625

The minimum required east side yard setback is 1.20m.
The proposed east side yard setback is 0.61m for the front 6.55m portion of the dwelling only.

10. Section 14-B(5)(c)(i)(A), By-law No. 7625

The minimum required west side yard setback is 1.20m.
The proposed west side yard setback is 0.91m only for garage portion.

11. Section 14-B(6)(a), By-law No. 7625

The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 31.96% of the lot area.

12. Section 14-B(8)(b), By-law No. 7625

The maximum permitted building height is 8.8m.
The proposed building height is 9.25m.

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:**

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The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to **APPROVE** the following variance(s):

1. Chapter 10.5.40.10.(5), By-law No. 569-2013

A minimum of 10.0m² of the first floor must be within 4.0m of the front wall.
There is 8.75 m² proposed within 4.0m of the front wall.

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The maximum permitted height of exterior front main walls is 7.5m.
The proposed height of front main walls for windows is 8.11m.

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The minimum required west side yard setback is 1.20m.

The proposed west side yard setback is 0.91m only for garage portion.

11. Section 14-B(6)(a), By-law No. 7625

The maximum permitted lot coverage is 30.0% of the lot area.

The proposed lot coverage is 31.96% of the lot area.

It is the decision of the Committee of Adjustment to **MODIFY** and **APPROVE** the following variance(s):

12. Section 14-B(8)(b), By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 9.10m.

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.

SIGNATURE PAGE

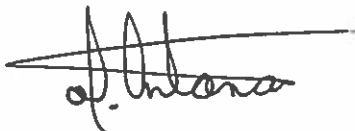
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Isaac Lallouz (signed)
Derek Lett (signed)
Giacomo Tonon (signed)

DATE DECISION MAILED ON: Wednesday, March 29, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 11, 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.