

CITY OF TORONTO
JOHN FILION
or OCCUPANT
COUNCILLOR
5100 YONGE ST
TORONTO ON

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

Thursday, April 20, 2017

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

File Number:	A0125/17NY	Zoning	RD / R6 (ZW)
Owner(s):	BABAK HAJI GHASSEMI	Ward:	Willowdale (23)
Agent:	ARKLAB INC	Heritage:	Not Applicable
Property Address:	223 FLORENCE AVE	Community:	North York
Legal Description:	PLAN 1743 PT LOTS 569 & 570		

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new dwelling with attached garage. The existing dwelling will be demolished.




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

- Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10 m² of first floor area must be within 4 m of the front wall.
There is 6.81 m² proposed within 4 m of the front wall.
- Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of lot area.
The proposed lot coverage is 31.98%.
- Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all front exterior main walls is 7.5 m.
The proposed height of the front exterior main wall is 8.51 m.
- Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all rear exterior main walls is 7.5 m.
The proposed height of the rear exterior main wall is 8.51 m.
- Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.98% of the lot area.
- Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.02 m.

SIGNATURE PAGE

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Zoning: RD / R6 (ZW)
Ward: Willowdale (23)
Heritage: Not Applicable
Community: North York



Bruce Mullock (signed)
Derek Lett (signed)
Isaac Lallouz (signed)
Nadim Sankar (signed)
Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, April 27, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY



 Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

Appeals filed prior to May 3, 2017: Please submit your appeal in accordance with the Ontario Municipal Board Appeal Information below.

Appeals filed on or after May 3, 2017: Please submit your appeal in accordance with the Toronto Local Appeal Body Appeal Information below unless one of these exceptions apply: