

Thursday, May 10, 2018

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

|                    |                                     |            |   |
|--------------------|-------------------------------------|------------|---|
| File Number:       | A0356/17SC                          | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[ZZC] |
| Owner(s):          | MUHMUDA KHATUN<br>MD MAMUNUR RASHID | Ward:      | Scarborough Southwest (36)  |
| Agent:             | ARC DESIGN GROUP                    | Heritage:  | Not Applicable  |
| Property Address:  | <b>119 HAREWOOD AVE, Part 2</b>     | Community: | Cliffcrest Community  |
| Legal Description: | PLAN 2541 LOT 297 LOT 298           |            |   |

Notice was given and a Public Hearing was held on Thursday, May 10, 2018, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family residential dwelling.

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

**By-law No. 569-2013**

1. To permit the proposed 0.62 metres north side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres side yard setback.
2. To permit the proposed 203.55 square metres floor area or 0.65 times the lot area, whereas the Zoning By-law permits maximum 190.31 square metres floor area or 0.6 times the lot area.
3. To permit the proposed 317.1 square metres lot area, whereas the Zoning By-law requires a minimum 464 square metres lot area.
4. To permit the proposed 7.62 metres lot frontage, whereas the Zoning By-law requires a minimum 12 metres lot frontage.
5. To permit the proposed 37.5% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
6. To permit the proposed building length of 19.17 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
7. To permit the proposed building depth of 20.23 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building depth of 19 metres.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

### **This Approval is Conditional on the Following:**

1. The Owner shall submit a complete application for permit to injure or destroy City-owned tree(s). *A Contractor's Agreement to Perform Work on City-owned Trees will be required prior to the removal of the subject tree(s). Form located at [www.toronto.ca/trees/pdfs/contractor\\_services\\_agreement\\_information.pdf](http://www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf).*
2. The Owner shall submit a tree protection guarantee security deposit of **\$1,166.00** to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry.

## SIGNATURE PAGE

|                    |                                     |            |   |
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David Peacock

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Eden Gajraj

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Hena Kabir



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Nimrod Salamon



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Sean Karmali

DATE DECISION MAILED ON: Tuesday, May 15, 2018

LAST DATE OF APPEAL: Wednesday, May 30, 2018

CERTIFIED TRUE COPY



Andre Robichaud  
Manager & Deputy Secretary Treasurer  
Scarborough Panel

## Appeal Information

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

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Ontario Municipal Board (OMB) for the same matter.

### TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- ☐ a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- ☐ \$300 for each appeal filed regardless if related and submitted by the same appellant
- ☐ Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at [www.toronto.ca/tlab](http://www.toronto.ca/tlab).

### ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- ☐ a completed OMB Appellant Form (A1) in **paper format**
- ☐ \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- ☐ Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.