

Thursday, August 15, 2019

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

File Number: A0305/19NY
Property Address: 149 HIGHLAND CRES (Part 1)
Legal Description: PLAN 4034 LOT 18 RP 64R11851 PART 3
Agent: RUBINOFF DESIGN
Owner(s): FARRAH RAHMATI MINOUS NANI
Zoning: RD/R3 [ZZC]
Ward: Don Valley West (15)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, August 15, 2019, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new dwelling.

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

- 1. Chapter 10.20.30.20.(1), By-law 569-2013**
The minimum required lot frontage is 18.0m.
The proposed lot frontage is 17.22m.
- 2. Chapter 10.20.40.10.(2), By-law 569-2013**
The maximum permitted height of exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 8.64m.
- 3. Section 12.7, By-law 7625**
The maximum permitted building height is 8.80m.
The proposed building height (the midpoint of the centre gable) is 9.73m.
- 4. Section 12.7, By-law 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.

5. Section 6(30)a, By-law 7625

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.69m.

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 Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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Owner(s): FARRAH RAHMATI MINOUS NANI
Zoning: RD/R3 [ZZC]
Ward: Don Valley West (15)
Community: North York
Heritage: Not Applicable

Isaac Lallouz (signed)

Nadini Sankar (signed)

Bruce Mullock (signed)

DATE DECISION MAILED ON: Thursday, August 22, 2019

LAST DATE OF APPEAL: Wednesday, September 4, 2019

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 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 Local Planning Appeal Tribunal (LPAT) 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 or USB stick; and
- \$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 website at www.toronto.ca/tlab.

LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

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

- a completed LPAT Appellant Form (A1) in digital format on a USB stick and in paper format; and
- \$300 with an additional reduced fee of \$25 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 Environmental & Lands Tribunals Ontario (ELTO) website at <http://elto.gov.on.ca/tribunals/lpat/forms/>.

*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 **Local Planning Appeal Tribunal (LPAT)** should be submitted in accordance with the instructions above.

Thursday, August 15, 2019

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

File Number: A0306/19NY
Property Address: 149 HIGHLAND CRES (Part 2)
Legal Description: PLAN 4034 LOT 18 RP 64R11851 PART 3
Agent: RUBINOFF DESIGN
Owner(s): FARRAH RAHMATI MINOUS NANI
Zoning: RD/R3 [ZZC]
Ward: Don Valley West (15)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, August 15, 2019, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new dwelling.

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

- 1. Chapter 10.20.30.20.(1), By-law 569-2013**
The minimum required lot frontage is 18.0m.
The proposed lot frontage is 17.22m.
- 2. Chapter 10.20.40.10.(2), By-law 569-2013**
The maximum permitted height of all side main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is 8.69m.
- 3. Chapter 10.5.40.60.(3), By-law 569-2013**
Exterior stairs providing pedestrian access to a building may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed width of the front porch stairs is 2.84m.

4. Section 12.7, By-law 7625

The maximum permitted building height is 8.80m.

The proposed building height (the midpoint of the centre hip on front main wall) is 9.84m.

5. Section 12.7, By-law 7625

The maximum permitted number of storeys is 2.

The proposed number of storeys is 3.

6. Section 6(30), By-law 7625

The maximum permitted finished first floor height is 1.5m.

The proposed finished first floor height is 1.69m.

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 Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

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Owner(s): FARRAH RAHMATI MINOUS NANI
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Isaac Lallouz (signed)

Nadini Sankar (signed)

Bruce Mullock (signed)

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