

Michael Mizzi
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

Committee of Adjustment
North York
North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7

416-395-6446
coa.ny@toronto.ca

Thursday, June 11, 2020

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

File Number: A0040/20NY
Property Address: 10 HARNISH CRES
Legal Description: PLAN 5345 L 63
Agent: BLACKLAB ARCHITECTS INC
Owner(s): MARIETTA REVICZKY-DOLAN HELEN REVICZKY
Zoning: RD (ZZC)
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, June 11, 2020, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new dwelling.

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

- Chapter 10.40.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 34.59% of the lot area.

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 requirements of the Parks and Recreation, Urban Forestry Division;

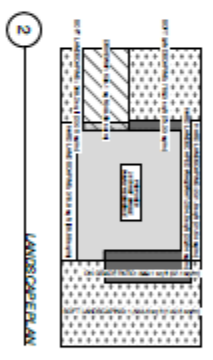
- i) Submission of a complete application for a permit to injure or remove a City owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article II Trees on City Streets.
- ii) Submission of a complete application for a permit to injure or remove a privately owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article III Private Tree Protection.
- iii) Where there is no existing street tree, the owner shall provide payment in lieu of planting of one street tree on the City road allowance abutting each of the sites involved in the application. The current cash-in-lieu payment is \$583/tree.

2) The property being developed substantially in accordance with the site plan attached to this decision.

3) The proposed front yard hard surface to be constructed of permeable materials.

Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

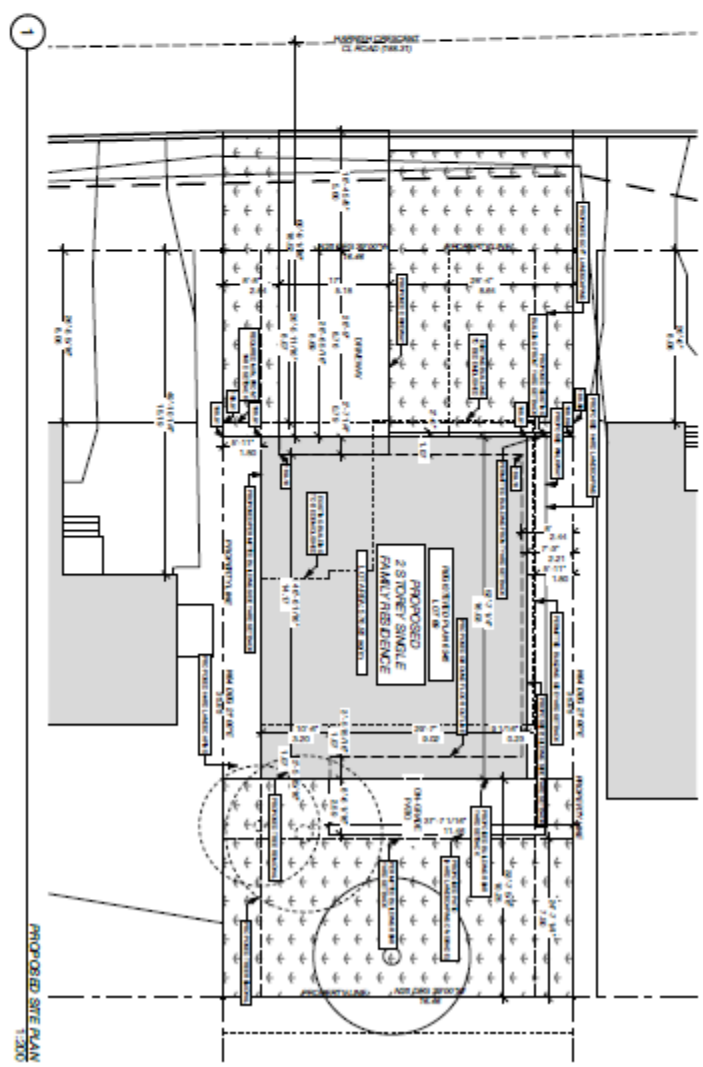
10 HARMISH CRESCENT, TORONTO, ONT.			
NEW DET. DW.			
Zoned: R2 RESIDENTIAL			
FLOOR AREA	PERMITTED	EXISTING	PROPOSED
N/A	N/A	N/A	190.57 sqm
LOT COVERAGE	30%	N/A	34.59%
FRONT YARD SETBACK (EAST)	1.8m	N/A	8.76m
SIDE YARD SETBACK (EAST)	1.8m	N/A	1.00m
REAR YARD SETBACK (WEST)	7.2m	N/A	2.27m
MAX. HEIGHT	10m (2 STOREYS)	N/A	10.23m
			6.88m



PROPOSED NEW RESIDENCE:
10 Harmish Crescent
PROJECT 19-03

Issued for C of A (Minor Variance)
FEBRUARY 20th, 2020

- EXISTING LIST:**
- ADD SITE PLAN
 - ADD EXISTING SURVEY
 - ADD PROPOSED BASEMENT FLOOR PLAN
 - ADD PROPOSED GROUND FLOOR PLAN
 - ADD PROPOSED SECOND FLOOR PLAN
 - ADD PROPOSED ROOF PLAN
 - ADD PROPOSED NORTH & SOUTH ELEVATIONS
 - ADD PROPOSED EAST & WEST ELEVATIONS
 - ADD PROPOSED BUILDING SECTIONS



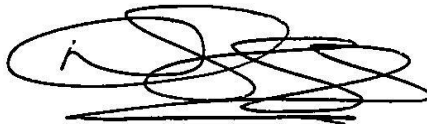
REVISIONS 1. 100% COMPLETE 2. 100% COMPLETE 3. 100% COMPLETE		DATE 100% COMPLETE 100% COMPLETE 100% COMPLETE
CLIENT 10 HARMISH CRESCENT, TORONTO, ON PROJECT # 19-03		DATE 100% COMPLETE 100% COMPLETE 100% COMPLETE
DESIGNER 10 HARMISH CRESCENT, TORONTO, ON PROJECT # 19-03		DATE 100% COMPLETE 100% COMPLETE 100% COMPLETE
REVIEWER 10 HARMISH CRESCENT, TORONTO, ON PROJECT # 19-03		DATE 100% COMPLETE 100% COMPLETE 100% COMPLETE

SIGNATURE PAGE

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Allan Smithies (signed)



Nadini Sankar (signed)



Giuseppe Bartolo (signed)

DATE DECISION MAILED ON: Thursday, June 18, 2020

LAST DATE OF APPEAL: Wednesday, July 1, 2020

CERTIFIED TRUE COPY

Daniel Antonacci
Manager and Deputy Secretary-Treasurer

Appeal Information

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.ny@toronto.ca and Daniel.Antonacci@toronto.ca 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).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary –Treasurer you will receive payment instructions.

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.
- \$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).
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

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.