

**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, October 15, 2020

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

**File Number:** A0364/20NY  
**Property Address:** 57 FLORENCE AVE  
**Legal Description:** PLAN 1743 LOT 475 PT LOTS 474 & 476  
**Agent:** JS BARMİ ARCHİTECT  
**Owner(s):** ALEXANDRA BARMİ JAGDİP BARMİ  
**Zoning:** RD (f7.5; a300) (x559) RD [ZZC]  
**Ward:** Willowdale (18)  
**Community:** North York  
**Heritage:** Not Applicable

Notice was given and a Public Hearing was held on Thursday, October 15, 2020, 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 10.20.40.10.(1), By-law 569-2013**  
Platforms attached to or within 0.3m of a rear main wall, which are greater than 1.2m above the ground at any point below the platform, are limited to projecting 2.5m from the rear wall and may be no higher than the level of the floor from which it gains.  
The proposed rear deck projects 3.12m from the rear wall.
- 2. Chapter 10.20.40.10.(1)(A), By-law 569-2013**  
The permitted maximum height of the building is 7.2m.  
The proposed height of the building is 8.92m.
- 3. Chapter 10.20.40.20.(1), By-law 569-2013**  
The permitted maximum building length is 17.0m.  
The proposed building length is 18.14m.

4. **Chapter 10.20.30.40.(1)(A), By-law 569-2013**  
The permitted maximum lot coverage is 30% of the lot area.  
The proposed lot coverage is 31.8% of the lot area.
5. **Section 13.2.6, By-law 7625**  
The maximum permitted building height is 8.0m.  
The proposed building height is 8.92m.

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 **APPROVE** the following variance(s):

1. **Chapter 10.20.40.10.(1), By-law 569-2013**  
Platforms attached to or within 0.3m of a rear main wall, which are greater than 1.2m above the ground at any point below the platform, are limited to projecting 2.5m from the rear wall and may be no higher than the level of the floor from which it gains.  
The proposed rear deck projects 3.12m from the rear wall.
3. **Chapter 10.20.40.20.(1), By-law 569-2013**  
The permitted maximum building length is 17.0m.  
The proposed building length is 18.14m.
4. **Chapter 10.20.30.40.(1)(A), By-law 569-2013**  
The permitted maximum lot coverage is 30% of the lot area.  
The proposed lot coverage is 31.8% of the lot area.

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

2. **Chapter 10.20.40.10.(1)(A), By-law 569-2013**  
The permitted maximum height of the building is 7.2m.  
The proposed height of the building is **8.2m**.
5. **Section 13.2.6, By-law 7625**  
The maximum permitted building height is 8.0m.  
The proposed building height is **8.2m**.

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 privately owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article III Private Tree Protection.

**SIGNATURE PAGE**

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Community: North York  
Heritage: Not Applicable



Isaac Lallouz (signed)



Nazila Atarodi (signed)



Thomas Klassen (signed)

DATE DECISION MAILED ON: Thursday, October 22, 2020

LAST DATE OF APPEAL: Wednesday, November 4, 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](mailto:coa.ny@toronto.ca) and [Daniel.Antonacci@toronto.ca](mailto: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.
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

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](http://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.
- \$400 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.