

Thursday, August 15, 2024

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

**File Number:** A0271/24NY  
**Property Address:** 75 GLENDORA AVE  
**Legal Description:** PLAN 1967 LOT 982  
**Agent:** RUBINOFF DESIGN GROUP  
**Owner(s):** LUCY BAHODIAN  
**Zoning:** RD [ZZC]  
**Ward:** Willowdale (18)  
**Community:** North York  
**Heritage:** Not Applicable

Notice was given and a Public Hearing was held on Thursday, August 15, 2024, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

Proposal to construct a new dwelling.

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

**1.Chapter 900.3.10.(5)A), Exception RD 5, By-law No. 569-2013**

Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The proposed west side yard setback is 0.92m.

**2.Chapter 900.3.10.(5)A), Exception RD5, By-law No. 569-2013**

Despite regulation 10.20.40.70.(3), the minimum side yard setback is 1.8 m.  
The proposed east side yard setback is 0.61 m.

**3.Chapter 10.5.40.50.(2), By-law No. 569-2013**

In the Residential Zone category, a platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone. The minimum required side yard setback is 1.8m.

The proposed east side yard setback to the front porch is 0.61m.

**4.Chapter 10.5.40.50.(2), By-law No. 569-2013**

In the Residential Zone category, a platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone. The minimum required side yard setback is 1.8m.

The proposed west side yard setback to the rear platform is 1.12m.

**5.Chapter 10.20.30.10.(1)A), By-law No. 569-2013**

The required minimum lot area is 550 square m.

The proposed lot area is 274.3 square m.

**6.Chapter 10.20.30.20.(1)A), By-law No. 569-2013**

The required minimum lot frontage is 15 m.

The proposed lot frontage is 7.63 m.

**7.Chapter 10.20.40.10.(2)B)(ii), By-law No. 569-2013**

The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.

The proposed height of the side exterior main walls facing the east side lot line is 7.96m.

**8.Chapter 10.20.40.10.(2)B)(ii), By-law No. 569-2013**

The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.

The proposed height of the side exterior main walls facing the west side lot line is 8.7m.

**9.Chapter 10.20.40.10.(3)A), By-law No. 569-2013**

The permitted maximum number of storeys is 2.

The proposed number of storeys is 3.

**10.Chapter 10.20.30.40.(1)A), By-law No. 569-2013**

The permitted maximum lot coverage is 30% of the lot area.

The proposed lot coverage is 34% of the lot area.

**11.Chapter 10.20.40.50.(1)B), By-law No. 569-2013**

The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 square m.

The proposed area of each platform at or above the second storey is 8.38 square m.

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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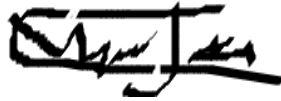
JORDAN ALLISON (signed)



MARIANNE CASSIN (signed)



VICTOR KEUBOU (signed)



LARRY SWARTZ (signed)

DATE DECISION MAILED ON: Thursday, August 22, 2024

LAST DATE OF APPEAL: Wednesday, September 4, 2024

CERTIFIED TRUE COPY

**Sai-Man Lam**

Manager and Deputy Secretary-Treasurer

## Appeal Information

Only the applicant, the Minister, or a specified person or public body that has an interest in the matter may appeal this decision.

All appeals must be filed by e-mail with the Deputy Secretary-Treasurer, Committee of Adjustment to [coa.ny@toronto.ca](mailto:coa.ny@toronto.ca) and [sai-man.lam@toronto.ca](mailto:sai-man.lam@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 Ontario Land Tribunal (OLT) for the same matter.

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 should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

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

To appeal this decision to the TLAB, you must submit 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](http://www.toronto.ca/tlab).

### ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>