

Thursday, September 26, 2024

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

**File Number:** A0406/24NY  
**Property Address:** 321 LAIRD DR  
**Legal Description:** PLAN 3111 PT LOT 781 TO 784PT  
**Agent:** BENYAMIN SAFFARIAN  
**Owner(s):** JAVAD JAVADZADEH  
**Zoning:** RD [ZAP]  
**Ward:** Don Valley West (15)  
**Community:** East York  
**Heritage:** Not Applicable

Notice was given and a Public Hearing was held on Thursday, September 26, 2024, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a two-storey addition, in conjunction with other interior and exterior alterations.

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

- 1. Chapter 10.5.40.60.(3)(A)(ii), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2m.  
The proposed front yard stairs have enclosed space below and are 1.86m wide.
- 2. Chapter 10.20.30.40.(1)(A), By-law 569-2013**  
The permitted maximum lot coverage is 35% of the lot area.  
The proposed lot coverage is 39.55% of the lot area.
- 3. Chapter 10.20.40.10.(2)(A), By-law 569-2013**  
The maximum permitted main side wall height is 7.5m.  
The proposed main side wall height is 8.33m.
- 4. Chapter 10.20.40.20.(1), By-law 569-2013**  
The permitted maximum building length is 17m.

The proposed building length is 17.13m.

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:**

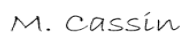
**The Minor Variance Application is Refused**

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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MARIANNE CASSIN (signed)



SHAHIN FAZELI (signed)



CAROL MARTIN (signed)



MEHDI MARZYARI (signed)

DATE DECISION MAILED ON: Thursday, October 3, 2024

LAST DATE OF APPEAL: Wednesday, October 16, 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/>