

Kyle Knoeck, M.Sc.Pl., MCIP, RPP
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

416-395-6446
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Thursday, January 16, 2025

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

File Number: A0533/24NY
Property Address: 137 TEDDINGTON PARK AVE
Legal Description: PLAN 1605 PT LOT 16 RP 66R30164 PART 1
Agent: NARGES NASSIRI
Owner(s): FATEMAH FAGHANI HASSAN HAJI MOHAMMADI
Zoning: RD (f22.5; d0.35) (x1345)
Ward: Don Valley West (15)
Community: Toronto
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, January 16, 2025, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize and maintain the as-built landscape features.

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

- 1. Chapter 10.5.40.60(1), By-law 569-2013**
Proposed front porch has an encroachment of 2.6m into the minimum required front yard, whereas, max permitted encroachment is 2.5m
- 2. Chapter 10.5.40.60.(3), By-law 569-2013**
Proposed steps at front platform are 3.28m wide, whereas, max. permitted is 2m
- 3. Chapter 10.5.50.10(3), By-law 569-2013**
Proposed rear yard soft landscaping of 30%, whereas, minimum required is 50%.
- 4. Chapter 10.5.50.10(1), By-law 569-2013**
Proposed front yard landscaping of 35%, whereas, minimum required is 60%.

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 10.5.40.60(1), By-law 569-2013**
Proposed front porch has an encroachment of 2.6m into the minimum required front yard, whereas, max permitted encroachment is 2.5m
- 2. Chapter 10.5.40.60.(3), By-law 569-2013**
Proposed steps at front platform are 3.28m wide, whereas, max. permitted is 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.

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

- 3. Chapter 10.5.50.10(3), By-law 569-2013**
Proposed rear yard soft landscaping of 30%, whereas, minimum required is 50%.
- 4. Chapter 10.5.50.10(1), By-law 569-2013**
Proposed front yard landscaping of 35%, whereas, minimum required is 60%.

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 (CHAIR)



VICTOR KEUBOU



GIUSEPPE BARTOLO



CAROL MARTIN



CARL KNIPFEL

DATE DECISION MAILED ON: Thursday, January 23, 2025

LAST DATE OF APPEAL: Wednesday, February 5, 2025

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 and 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.

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/>