

Thursday, March 6, 2025

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

File Number: A0426/24NY
Property Address: 23 BEECHWOOD AVE
Legal Description: PLAN 1750 LOT 101
Agent: IRA T KAGAN
Owner(s): HASHEM GHADAKI RANA GHADAKI
Zoning: RD (f18.0; a690) (x862) [ZAP]
Ward: Don Valley West (15)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, March 6, 2025, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with a rear deck.

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

- 1. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length is 17.0m.
The proposed building length is 35.35m.
- 2. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth is 19.0m.
The proposed building depth is 35.35m.
- 3. Chapter 10.20.40.10.(1)(A), By-law No. 569-2013**
The permitted maximum building height is 10m.
The proposed building height is **10.65m**.
- 4. Chapter 10.20.40.10.(2)(A), By-law No. 569-2013**
The permitted maximum height of the exterior portion of main walls for a permitted residential building is 7.5m for all side main walls, for at least 70% of the total width of each side main wall.
The proposed east and west side main wall height is 9.23m.

5. **Chapter 10.5.40.50.(4)(C), By-law No. 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 access.
The proposed rear deck is 3.16m above the ground, and projects 12.02m from the rear main wall at its deepest part.
6. **Chapter 10.20.40.10.(6), By-law No. 569-2013**
The permitted maximum height of the first floor above established grade is 1.2m.
The proposed height of the first floor above established grade is 1.81m.
7. **Chapter 5.10.40.80.(1), By-law No. 569-2013**
On lands under the jurisdiction of the Toronto and Region Conservation Authority, a building or structure on a lot must be no closer than 10m from a shoreline hazard limit or a stable top-of-bank not on that lot.
The proposed architectural feature around the rear deck is 9.01m to the stable top of slope on the adjacent lot.

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 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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JORDAN ALLISON (CHAIR)



VICTOR KEUBOU



GIUSEPPE BARTOLO



CARL KNIPFEL

DATE DECISION MAILED ON: Thursday, March 13, 2025

LAST DATE OF APPEAL: Wednesday, March 26, 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/>