

Thursday, April 3, 2025

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

File Number: A0076/25NY
Property Address: 164 HOMEWOOD AVE
Legal Description: PLAN 2366 LOT 134
Agent: JONATHAN BENCZKOWSKI
Owner(s): MOHAMMAD-REZA DALIRI MOHAMMAD REZA DALIRI
Zoning: RD (f15.0; a610) (x5)[ZAP]
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, April 3, 2025, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new fourplex dwelling and a garden suite.

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

- 1. 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 34.8% of the lot area.
- 2. Chapter 10.20.40.10.(1)(A), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10m.
The proposed height of the building is 10.65m.

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.

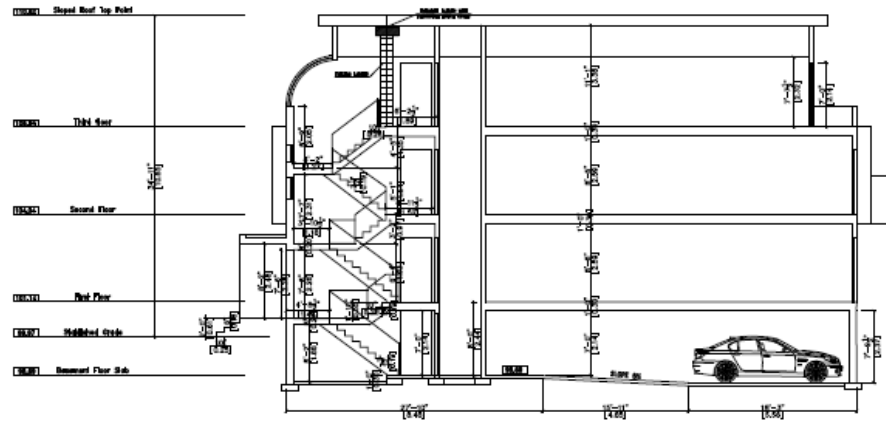
This decision is subject to the following condition(s):

1) The requirements of the Parks and Recreation, Urban Forestry Division;

- i) Submission of a complete application for a permit to injure or remove privately owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article III Private Tree Protection.
- 2) The property being developed substantially in accordance with the elevations attached to this Decision - (Cross Section A-A, front and rear elevations).

Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

Cross Section A-A



Cross Section A - A

Project:
164 Homewood Ave.
Toronto, Ontario, M2M 1K5

Drawn:
Mohammad Reza Djalili

Drawing:
Cross Section A - A

Scale: $\frac{1}{8}" = 1'$

Sheet No:

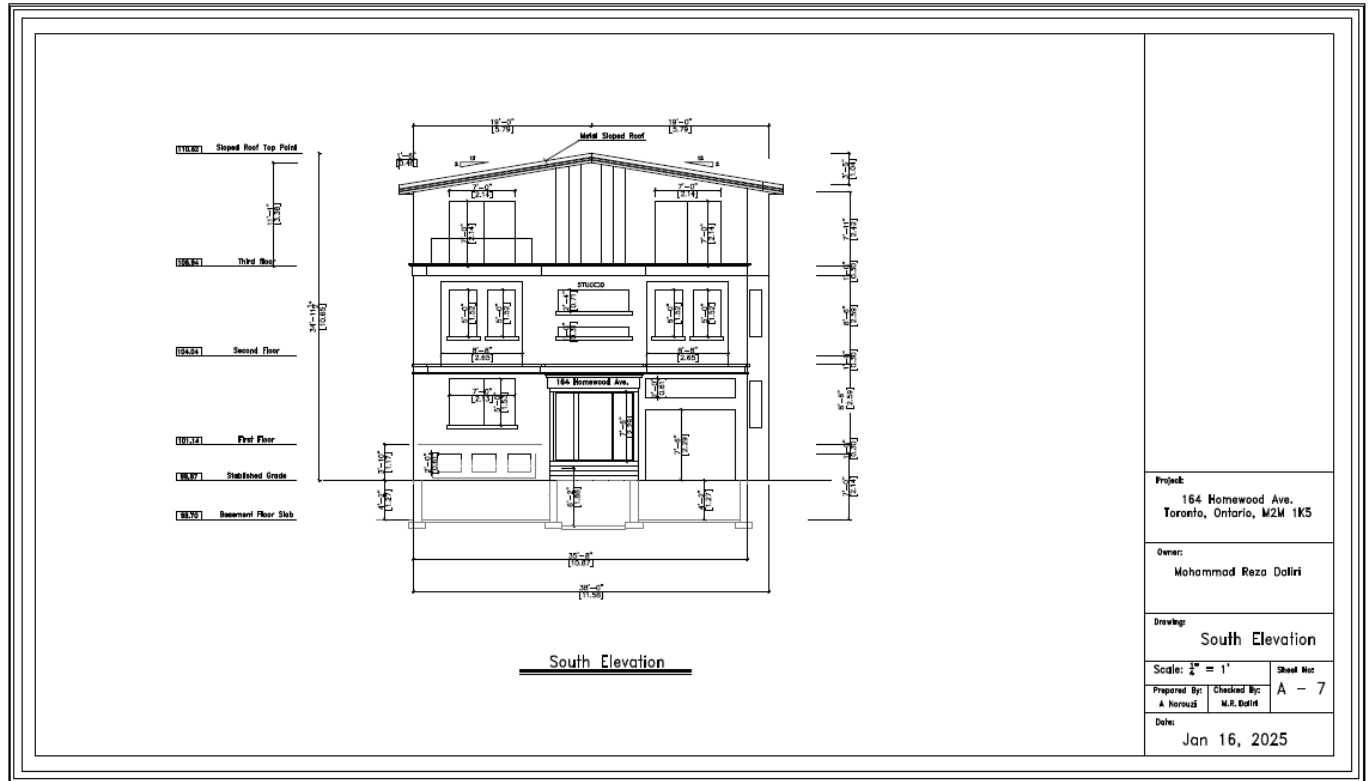
Prepared By:
A. Hamed

Checked By:
M.F. Djalili

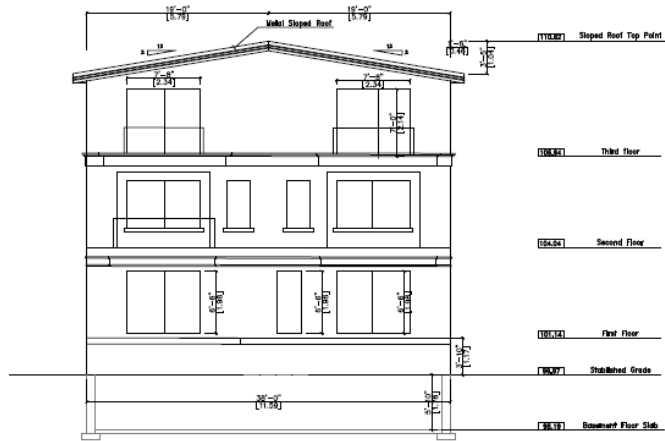
A - 10

Date:
Jan 16, 2025

Front/South



Rear/North



North Elevation

Project:
164 Homewood Ave.
Toronto, Ontario, M2M 1K5

Owner:
Mohammad Reza Daliri

Drawing:
North Elevation

Scale: $\frac{1}{4}" = 1'$

Sheet No:
A - 6

Prepared By:
A. Norouzi

Checked By:
M.R. Daliri

Date:
Jan 16, 2025

SIGNATURE PAGE

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Heritage: Not Applicable



JORDAN ALLISON (CHAIR)



CARL KNIPFEL



MEDHI MARZYARI

DATE DECISION MAILED ON: Thursday, April 10, 2025

LAST DATE OF APPEAL: Wednesday, April 23, 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/>