

January 26, 2017

NOTICE OF DECISIONS
(Section 53 and 54 of the Planning Act)

PLEASE NOTE:

Applications Deferred *sine die*:

- Item 1. - B0065/16NY, 20 De Boers Dr.,
- Item 14. - A1002/16NY, 92 Glenview Ave.,
- Item 22. - A1013/16NY, 138 Shelborne Ave.,
- Item 28. - A1022/16NY, 127 Overland Dr.,

Thursday, January 26, 2017

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

File Number:	A0988/16NY	Zoning	RD/R1B [ZZC]
Owner(s):	ALLASGHAR SAFAVIAMINEH	Ward:	Don Valley West (26)
Agent:	SAIED MAHBOUBI	Heritage:	Not Applicable
Property Address:	30 PARKHURST BLVD	Community:	East York
Legal Description:	PLAN 1908 PT LOT 765 PT LOT 766		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 36.10% of the lot area.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 8.50m.
The proposed building height is 8.90m.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.00m.
The proposed height of the side exterior main walls facing a side lot line is 8.90m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of the front exterior main wall is 7.00m.
The proposed height of the front exterior main wall is 8.90m
- 5. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of the rear exterior main wall is 7.00m.
The proposed height of the rear exterior main wall is 7.20m
- 6. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.67 times the lot area.

7. **Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.90m.
8. **Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed west side yard setback is 0.90m.
9. **Section 6.3.3, By-law No. 1916**
The maximum permitted building height is 8.50m.
The proposed building height is 8.90m.
10. **Section 6.3.3, By-law No. 1916**
The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.67 times the lot area.
11. **Section 6.3.3, By-law No. 1916**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 36.10% of the lot area.

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 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 36.10% of the lot area.
6. **Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.67 times the lot area.
7. **Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.90m.
8. **Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed west side yard setback is 0.90m.
10. **Section 6.3.3, By-law No. 1916**
The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.67 times the lot area.
11. **Section 6.3.3, By-law No. 1916**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 36.10% of the lot area.

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):

- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 8.50m.
The proposed building height is 8.90m.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.00m.
The proposed height of the side exterior main walls facing a side lot line is 8.90m.
- 4. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of the front exterior main wall is 7.00m.
The proposed height of the front exterior main wall is 8.90m
- 5. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of the rear exterior main wall is 7.00m.
The proposed height of the rear exterior main wall is 7.20m
- 9. Section 6.3.3, By-law No. 1916**
The maximum permitted building height is 8.50m.
The proposed building height is 8.90m.

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.

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

1. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583.

SIGNATURE PAGE

File Number:	A0988/16NY	Zoning	RD/R1B [ZZC]
Owner:	ALLASGHAR SAFAVIAMINEH	Ward:	Don Valley West (26)
Agent:	SAIED MAHBOUBI	Heritage:	Not Applicable
Property Address:	30 PARKHURST BLVD	Community:	East York
Legal Description:	PLAN 1908 PT LOT 765 PT LOT 766		

Bruce Mullock (signed)

Nadini Sankar (signed)

Isaac Lallouz (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

Thursday, January 26, 2017

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

File Number:	A0989/16NY	Zoning	RD(x5)/R4 (94)[ZONING]
Owner(s):	2477763 ONTARIO INC.	Ward:	Eglinton-Lawrence (16)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	385 MELROSE AVE	Community:	North York
Legal Description:	PLAN 1706 PT LOT 108		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.5.40.10, By-law No. 569-2013**
A minimum of 10.0m² of the first floor must be within 4.0m of the front main wall.
The proposed is 0.00m² of the first floor is within 4.0m of the front main wall.
- 2. Chapter 10.5.40.50, By-law No. 569-2013**
A platform without main walls, such as a deck, porch, balcony or similar structure, which is not encroaching as permitted, and attached to or within 0.3m of a building, the required minimum building setback is 1.8m.
Proposed rear yard platform is 0.61m from the west side lot line.
- 3. Chapter 10.5.40.50, By-law No. 569-2013**
A platform without main walls, such as a deck, porch, balcony or similar structure, which is not encroaching as permitted, and attached to or within 0.3m of a building, the required minimum building setback is 1.8m.
Proposed front yard platform is 0.62m from the west side lot line.
- 4. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The maximum permitted building height is 7.2m.
The proposed building height is 9.84m.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is **19.75m**.

- 6. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The maximum permitted building depth is 17.0m.
The proposed building depth is **19.75m**.
- 7. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 5.62m.
The proposed front yard setback is 4.94m.
- 8. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.05% of the lot area.
- 9. Chapter 10.5.40.60.(2), By-law No. 569-2013**
A canopy, awning or similar structure not covering a platform may encroach in a front yard or rear yard, if it is no closer to a side lot line than the minimum required side yard setback is 1.8m.
The proposed front canopy is **0.57m** from the west side lot line.
- 10. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0m².
The proposed area of the rear platform at or above the second storey is 5.94m².
- 11. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The maximum permitted number of storey is 2.
The proposed number of storeys is 3.
- 12. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum number of platforms at or above the second storey located on the (front/rear) wall of a detached house is 1.
The proposed number of platforms located on the rear wall is 2.
- 13. Chapter 900.3.10, By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is **0.57m**.
- 14. Chapter 900.3.10, By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is **1.20m**.
- 15. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550 m².
The proposed lot area is 348.39 m²
- 16. Section 13.2.1 and 6(8), By-law No. 7625**
The minimum required lot frontage and width is 15.0m.
The proposed lot frontage and width is 7.62m.
- 17. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.05% of the lot area.
- 18. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.5m.
The proposed front yard setback is 4.94m.

19. **Section 13.2.3(b), By-law No. 7625**
The minimum required west yard setback is 1.5m.
The proposed west side yard setback is **0.57m**.
20. **Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is **19.75m**.
21. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.0m.
The proposed building height is 10.14m.
22. **Section 13.2.6, By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
23. **Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8 m².
The proposed rear balcony area is 5.94 m²
24. **Section 13.2.3(b), By-law No. 7625**
The minimum required east side yard setback is 1.5 m.
The proposed east side yard setback is **1.20m**.
25. **Section 6(9)(f), By-law No. 7625**
Canopies shall be permitted to project into the minimum front yard setback not more than 2.1m but no closer to a side lot line than the minimum side yard setback for the main building of 1.5m.
The proposed front yard canopy is 0.42m from the west side lot line.

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

File Number:	A0989/16NY	Zoning	RD(x5)/R4 (94)[ZONING]
Owner:	2477763 ONTARIO INC.	Ward:	Eglinton-Lawrence (16)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	385 MELROSE AVE	Community:	North York
Legal Description:	PLAN 1706 PT LOT 108		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

Thursday, January 26, 2017

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

File Number:	A0990/16NY	Zoning	R4/RD(f15;a550)(x5)(ZR)
Owner(s):	MANFRED EDWIN LAU IMAN VASMEH	Ward:	Willowdale (23)
Agent:	IN ROADS CONSULTANTS	Heritage:	Not Applicable
Property Address:	126 ANNDALE DR	Community:	North York
Legal Description:	PLAN 3596 LOT 113		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished.

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

- 1. Chapter 900.3.10(5) Exception RD5, Zoning By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.52m.
- 2. Chapter 900.3.10(5) Exception RD5, Zoning By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The east side yard setback is 1.69m.
- 3. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
B)(i) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the east side exterior main wall facing a side lot line is 7.81m.
- 4. Section 13.2.3(a), Zoning By-law No. 7625**
The minimum required front yard setback is 6.5m.
The proposed front yard setback is 6m.
- 5. Section 13.2.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 17.65m.

6. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.52m,
7. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.69m.
8. **Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.73m.
9. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.09m.

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:**

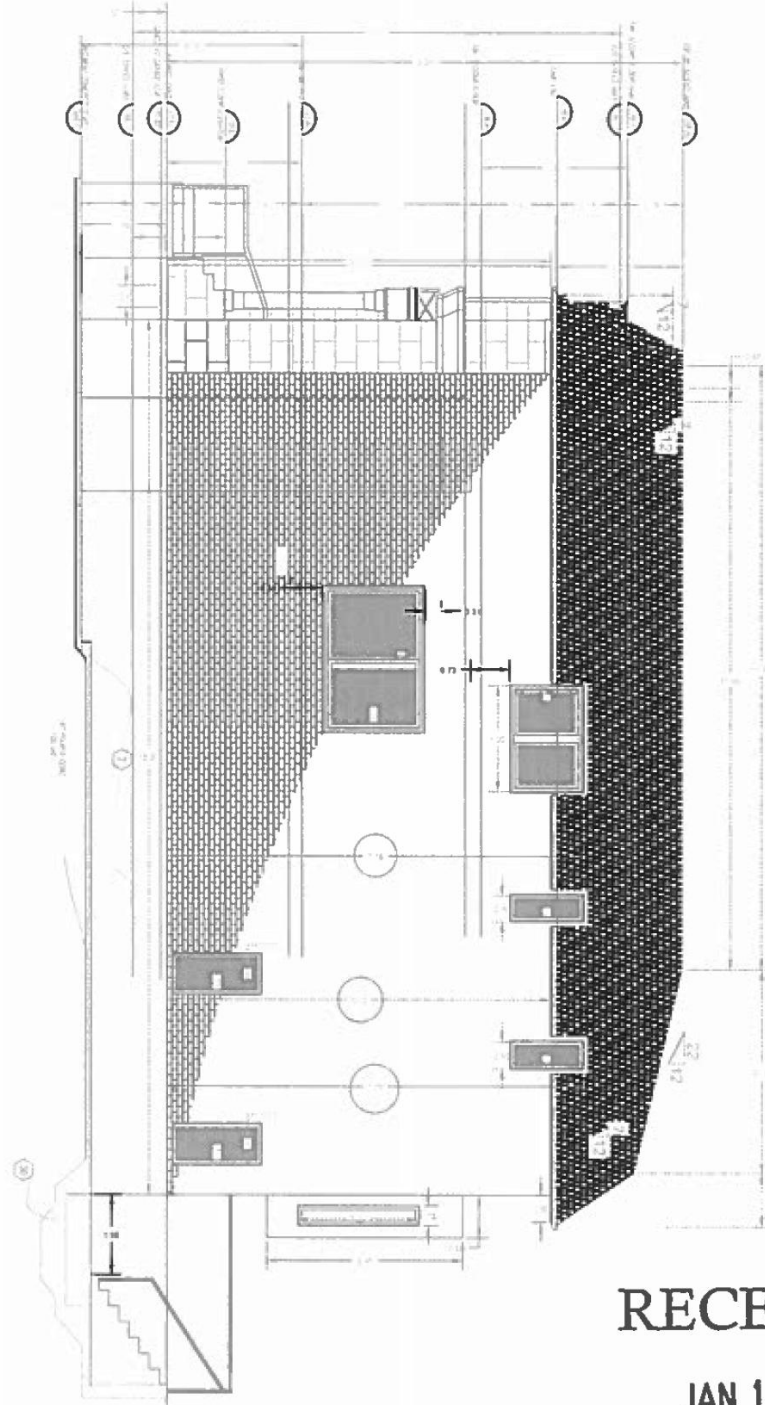
The Minor Variance Application is Approved on Condition

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 proposal be developed in accordance with the east elevation drawing submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division, January 17, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.
2. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583.



RECEIVED

JAN 17 2017

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE

ISSUE			NO.	DATE	DESCRIPTION	APPROVED BY	DATE	PROJECT NO.	DATE	PROJECT NAME	CLIENT	ADDRESS
						A1.0		DATE		126 ANNDALE AVE.		
EAST ELEVATION								DATE		OCT 11 2016		

SIGNATURE PAGE

File Number:	A0990/16NY	Zoning	R4/RD(f15;a550)(x5)(ZR)
Owner:	MANFRED EDWIN LAU IMAN VASMEH	Ward:	Willowdale (23)
Agent:	IN ROADS CONSULTANTS	Heritage:	Not Applicable
Property Address:	126 ANNDALE DR	Community:	North York
Legal Description:	PLAN 3596 LOT 113		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A0991/16NY	Zoning	RD/R4 [ZZC]
Owner(s):	LAILA ZEJNI	Ward:	Willowdale (23)
Agent:	IN ROADS CONSULTANTS	Heritage:	Not Applicable
Property Address:	253 POYNTZ AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 718 TO 719		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.94% of the lot area.
- 2. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.50m to the dwelling and 1.30m to the portion of the garage.
- 3. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.50m.
- 4. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550.00m².
The existing lot area is 510.99m².
- 5. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.50m.
The proposed front yard setback is 6.00m.
- 6. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.94% of the lot area.

7. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.50m to the dwelling and 1.30m to the portion of the garage.
8. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.50m.
9. **Section 6(24), By-law No. 7625**
The maximum permitted rear deck projection is 2.10m from the wall, a maximum height of 1.00m and is not to be more than half the width of the dwelling.
The proposed rear deck projects **2.40m** from the rear wall and exceeds 1.00m in height.

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 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.94% of the lot area.
4. **Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550.00m².
The existing lot area is 510.99m².
5. **Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.50m.
The proposed front yard setback is 6.00m.
6. **Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.94% of the lot area.
9. **Section 6(24), By-law No. 7625**
The maximum permitted rear deck projection is 2.10m from the wall, a maximum height of 1.00m and is not to be more than half the width of the dwelling.
The proposed rear deck projects **2.40m** from the rear wall and exceeds 1.00m in height.

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):

2. **Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.50m to the dwelling and 1.30m to the portion of the garage.
3. **Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.50m.
7. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.50m to the dwelling and 1.30m to the portion of the garage.
8. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.50m.

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

File Number:	A0991/16NY	Zoning	RD/R4 [ZZC]
Owner:	LAILA ZEHNI	Ward:	Willowdale (23)
Agent:	IN ROADS CONSULTANTS	Heritage:	Not Applicable
Property Address:	253 POYNTZ AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 718 TO 719		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

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Thursday, January 26, 2017

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

File Number:	A0992/16NY	Zoning	R6(20)/RD (x1463)[ZONING]
Owner(s):	TOULA DEMETRA DESTOUNIS LOUIS HLIAS DESTOUNIS	Ward:	Eglinton-Lawrence (16)
Agent:	CITYSCAPE DESIGN INNOVATION INC	Heritage:	Not Applicable
Property Address:	496 BROOKDALE AVE	Community:	North York
Legal Description:	PLAN 2371 LOT 11 E PT LOT 10		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition on the north west portion of the existing two-storey dwelling.

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

- 1. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10m.
The existing height of the (building/structure) is 10.25m.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The existing and proposed building length is 18.16m.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is **38.00%** of the lot area.
- 4. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is **38.00%** of the lot area.
- 5. Section 14-A(9), By-law No. 7625**
The permitted maximum building length for a detached house is 15.3m.
The existing and proposed building length is 18.16m.

6. Section 14-A(8), By-law No. 7625

The maximum permitted building height is 8.8m.

The existing building height is 9.04m.

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. Submission of a complete application for permit to injure or remove privately owned trees.

SIGNATURE PAGE

File Number:	A0992/16NY	Zoning	R6(20)/RD (x1463)[ZONING]
Owner:	TOULA DEMETRA DESTOUNIS LOUIS HLIAS DESTOUNIS	Ward:	Eglinton-Lawrence (16)
Agent:	CITYSCAPE DESIGN INNOVATION INC	Heritage:	Not Applicable
Property Address:	496 BROOKDALE AVE	Community:	North York
Legal Description:	PLAN 2371 LOT 11 E PT LOT 10		

Nadini Sankar (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A0993/16NY	Zoning	RD/R6 [WAV]
Owner(s):	SVETLANA BURMATOVA	Ward:	York Centre (10)
Agent:	ALEX BOROS DESIGN INC.	Heritage:	Not Applicable
Property Address:	110 MCALLISTER RD	Community:	North York
Legal Description:	PLAN 1938 PT LOT 82		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.40.10 (2)(B), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls is 7.50m.
The proposed height of all side exterior main wall is **7.70m**.
- 2. Chapter 10.20.40.20(2)(A), By-law No. 569-2013**
A one-storey extension to a detached house may extend beyond the permitted maximum building length by a maximum of 2.00m, if the extended part has a maximum height of 5.00m and is one-storey.
The proposed height of the one-storey extension is **5.40m**.
- 3. Section 14-A(9)(a), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 17.00m.
- 4. Chapter 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is **9.20m**.
- 5. Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.70m.

6. Section 14-A(9)(b), By-law No. 7625

A detached house may have a one-storey extension beyond the permitted maximum building length by a maximum of 2.10m, if the extension has a maximum height of 5.00m.

The proposed one-storey extension beyond the permitted maximum building length is 3.70m and has a height of **5.90m**.

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

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.

SIGNATURE PAGE

File Number:	A0993/16NY	Zoning	RD/R6 [WAV]
Owner:	SVETLANA BURMATOVA	Ward:	York Centre (10)
Agent:	ALEX BOROS DESIGN INC.	Heritage:	Not Applicable
Property Address:	110 MCALLISTER RD	Community:	North York
Legal Description:	PLAN 1938 PT LOT 82		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A0995/16NY	Zoning	R3/RD(f18.0;a690)[ZONIN G]
Owner(s):	SAEID MOGHIMI ARAGHI SAEID MOGHIMI ARAGHI	Ward:	Willowdale (24)
Agent:	SAEID MOGHIMI ARAGHI	Heritage:	Not Applicable
Property Address:	144 BURBANK DR	Community:	North York
Legal Description:	PLAN M677 LOT 112		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.3% of the lot area.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The maximum permitted building height is 10m.
The proposed building height is 11.39m.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 8.28m.
The proposed front yard setback is 6.84m.
- 4. Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.3% of the lot area.
- 5. Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 10.59m.

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):

2. **Chapter 10.20.40.70.(1), By-law No. 569-2013**
The maximum permitted building height is 10m.
The proposed building height is 11.39m.
3. **Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 8.28m.
The proposed front yard setback is 6.84m.
5. **Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 10.59m.

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):

1. **Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.3% of the lot area.
4. **Section 12.6, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 33.3% of the lot area.

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.

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

1. The proposal be constructed in accordance with the front elevation, date stamped received by the City of Toronto Planning Division, January 12, 2017.



NO.	REVISIONS
1	ISSUED FOR PERMIT
2	REVISED FOR COMMENTS
3	REVISED FOR COMMENTS
4	REVISED FOR COMMENTS
5	REVISED FOR COMMENTS
6	REVISED FOR COMMENTS
7	REVISED FOR COMMENTS
8	REVISED FOR COMMENTS
9	REVISED FOR COMMENTS
10	REVISED FOR COMMENTS

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO.: _____
 SHEET NO.: _____

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO.: _____
 SHEET NO.: _____

REGISTERED ARCHITECT
 1000 SHEPPARD AVENUE EAST
 SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T6
 TEL: (416) 291-1111
 FAX: (416) 291-1112



100 SHEPPARD AVENUE EAST
 SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T6
 TEL: (416) 291-1111
 FAX: (416) 291-1112

PROJECT NO.: _____
 SHEET NO.: _____

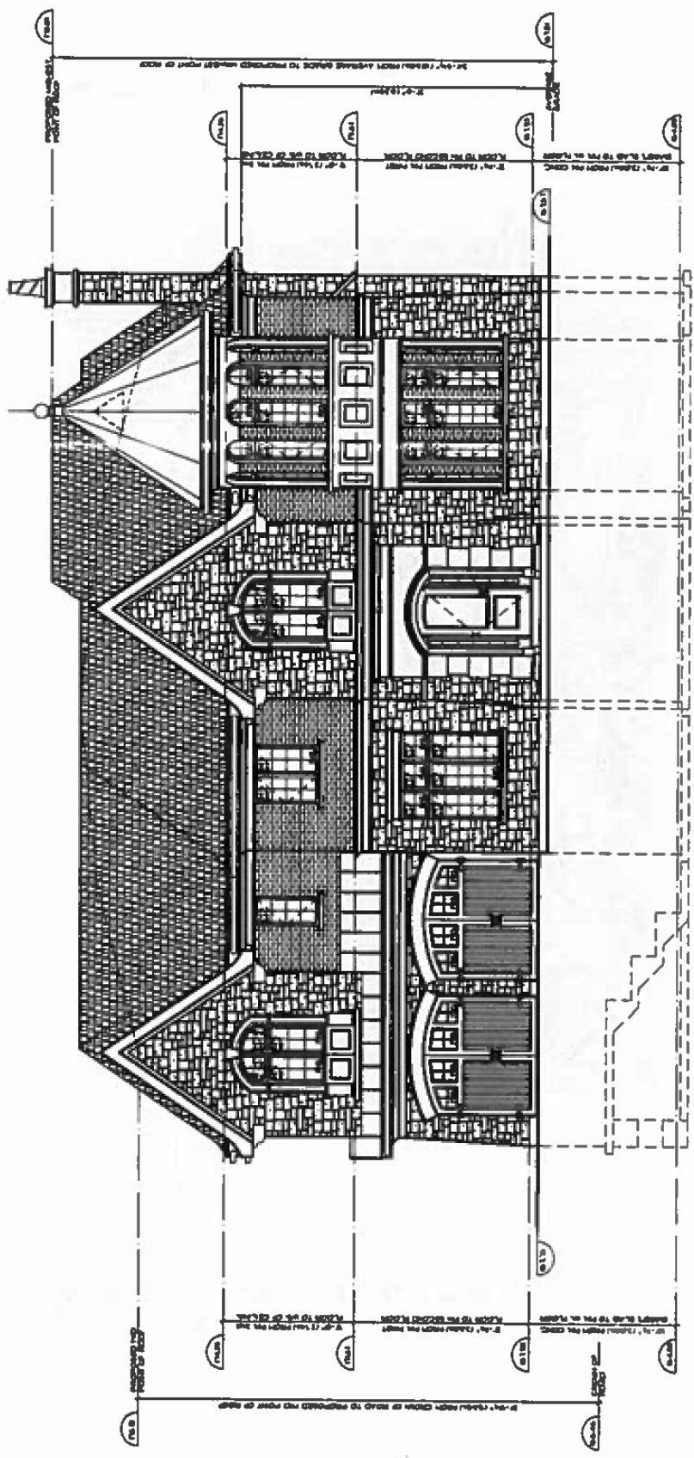
FRONT ELEVATION

NO.	REVISIONS
1	ISSUED FOR PERMIT
2	REVISED FOR COMMENTS
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JAN 12 2017

CITY OF TORONTO PLANNING
 NORTH YORK CIVIC CENTRE



SIGNATURE PAGE

File Number:	A0995/16NY	Zoning	R3/RD(f18.0;a690)[ZONIN G]
Owner:	SAEID MOGHIMI ARAGHI SAEID MOGHIMI ARAGHI	Ward:	Willowdale (24)
Agent:	SAEID MOGHIMI ARAGHI	Heritage:	Not Applicable
Property Address:	144 BURBANK DR	Community:	North York
Legal Description:	PLAN M677 LOT 112		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A0996/16NY	Zoning	R3/RD(f18;a690)(ZR)
Owner(s):	MARYAM ARBABSHIRANI	Ward:	Willowdale (24)
Agent:	URBANSCAPE GROUP LIMITED	Heritage:	Not Applicable
Property Address:	60 SUMNER HEIGHTS DR	Community:	North York
Legal Description:	PLAN 5099 LOT 144		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished.

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

- 1. Chapter 10.5.40.70(1)(B), Zoning By-law No. 569-2013**
If a lot is between two abutting lots in the Residential Zone category, each with a building fronting on the same street and those buildings are both, in whole or in part, 15.0m or less from the subject lot, the required minimum front yard setback is the average of the front yard setbacks of those buildings on the abutting lots (10.53m).
The proposed front yard setback is 6.5m.
- 2. Chapter 10.20.40.20.(1), Zoning By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0m or less, the permitted maximum building length for a detached house is 17.0m.
The proposed building length is 17.15m.
- 3. Section 12.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 17.54m.

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

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.

SIGNATURE PAGE

File Number:	A0996/16NY	Zoning	R3/RD(f18;a690)(ZR)
Owner:	MARYAM ARBABSHIRANI	Ward:	Willowdale (24)
Agent:	URBANSCAPE GROUP LIMITED	Heritage:	Not Applicable
Property Address:	60 SUMNER HEIGHTS DR	Community:	North York
Legal Description:	PLAN 5099 LOT 144		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 27, 2017

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

File Number:	A0998/16NY	Zoning	R5/RD (f15.0; a550) (x5)[ZONING]
Owner(s):	SANDEEP GILL	Ward:	Don Valley West (25)
Agent:	JAMIE MCKINDSEY	Heritage:	Not Applicable
Property Address:	88 DUNCAIRN RD	Community:	North York
Legal Description:	PLAN 4332 LOT 412		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey front and rear addition on the north, east and west portion of the existing dwelling. The applicant is also proposing a second floor addition above the existing one-storey dwelling.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 30% of the lot area.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 12.25m
The proposed front yard setback is 8.7m.
- 3. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 1.09m.
- 4. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.39m.
- 5. Section 14.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 1.09m.
- 6. Section 14.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.39m.

7. **Section 14.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 8.58m.
8. **Section 14.2.6, By-law No. 7625**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 30% of the lot area.
9. **Section 14.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.09m.

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

File Number:	A0998/16NY	Zoning	R5/RD (f15.0; a550) (x5)[ZONING]
Owner:	SANDEEP GILL	Ward:	Don Valley West (25)
Agent:	JAMIE MCKINDSEY	Heritage:	Not Applicable
Property Address:	88 DUNCAIRN RD	Community:	North York
Legal Description:	PLAN 4332 LOT 412		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A0999/16NY	Zoning	R6/RD (f12.0; a370) (x1463)(ZR)
Owner(s):	JONATHAN SILVER SILVER JONATHAN H	Ward:	York Centre (10)
Agent:	DREW LASZLO ARCHITECT	Heritage:	Not Applicable
Property Address:	12 DEQUINCY BLVD	Community:	North York
Legal Description:	PLAN 3639 LOT 21		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling, with a one-storey rear extension, and an integral garage. The existing dwelling would be demolished.

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

- Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30% of the lot area: 144.41m².
The proposed lot coverage is 33.78% of the lot area: 162.59m².
- Chapter 10.20.40.20.(1), Zoning By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0m or less, the permitted maximum building length for a detached house is 17.0m.
The proposed building length is 18.13m.
- Chapter 10.5.40.60.(3), Zoning By-law No. 569-2013**
(A)(iii) Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6m.
The proposed stairs are 0.0m from the east lot line.
- Section 14-A(6), Zoning By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 34.03% of the lot area.
- Section 14-A(9), Zoning By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 18.75 m.

- 6. Section 14-A (9), Zoning By-law No. 7625**
 (b) The length of the dwelling may be increased from 15.3m. to 18.9 m by:
 (i) a 1.5 m. 1 storey extension to the front of the dwelling; or
 (ii) a 2.1 m. 1 storey extension to the rear of the dwelling,
 Or both, if the extensions are no wider than ½ the width of the dwelling's widest point and the maximum building height of the extensions does not exceed 5m.
 The length of the dwelling, including the rear one-storey extension is 20.73 m.
- 7. Section 6(9)(e), Zoning By-law No. 7625**
 Exterior stairs may project into one minimum side yard setback not more than 1.6m, if the stairs are no closer to a side lot line than 0.6m.
 The proposed stairs are 0.0m from the east side lot line.

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):

- 2. Chapter 10.20.40.20.(1), Zoning By-law No. 569-2013**
 In the RD zone with a minimum required lot frontage of 18.0m or less, the permitted maximum building length for a detached house is 17.0m.
 The proposed building length is 18.13m.
- 5. Section 14-A(9), Zoning By-law No. 7625**
 The maximum permitted building length is 15.3 m.
 The proposed building length is 18.75 m.
- 6. Section 14-A (9), Zoning By-law No. 7625**
 (b) The length of the dwelling may be increased from 15.3m. to 18.9 m by:
 (i) a 1.5 m. 1 storey extension to the front of the dwelling; or
 (ii) a 2.1 m. 1 storey extension to the rear of the dwelling,
 Or both, if the extensions are no wider than ½ the width of the dwelling's widest point and the maximum building height of the extensions does not exceed 5m.
 The length of the dwelling, including the rear one-storey extension is 20.73 m.

It is the decision of the Committee of Adjustment to **MODIFY** and **APPROVE** the following variance(s):

- 1. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
 A) The permitted maximum lot coverage is 30% of the lot area: 144.41m².
 The proposed lot coverage is **32.00%** of the lot area: 162.59m².
- 4. Section 14-A(6), Zoning By-law No. 7625**
 The maximum permitted lot coverage is 30% of the lot area.
 The proposed lot coverage is 32.00% of the lot area.

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 10.5.40.60.(3), Zoning By-law No. 569-2013

(A)(iii) Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6m. The proposed stairs are 0.0m from the east lot line.

7. Section 6(9)(e), Zoning By-law No. 7625

Exterior stairs may project into one minimum side yard setback not more than 1.6m, if the stairs are no closer to a side lot line than 0.6m. The proposed stairs are 0.0m from the east side lot line.

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

File Number:	A0999/16NY	Zoning	R6/RD (f12.0; a370) (x1463)(ZR)
Owner:	JONATHAN SILVER SILVER JONATHAN H	Ward:	York Centre (10)
Agent:	DREW LASZLO ARCHITECT	Heritage:	Not Applicable
Property Address:	12 DEQUINCY BLVD	Community:	North York
Legal Description:	PLAN 3639 LOT 21		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A1000/16NY	Zoning	R2[ZONING]
Owner(s):	MARIO MARTINS	Ward:	Eglinton-Lawrence (15)
Agent:	MARIO MARTINS	Heritage:	Not Applicable
Property Address:	465 WESTMOUNT AVE	Community:	York
Legal Description:	PLAN 1398 LOT 89		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey dwelling.

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

- 1. Section 3(a), By-law No. 1-83**
The minimum required side yard setback is 0.5m.
The proposed south side yard setback is 0.2m.
- 2. Section 3(a), By-law No. 1-83**
The minimum required side yard setback is 1.2m.
The existing and proposed north side yard setback is 1.02m.

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

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.

SIGNATURE PAGE

File Number:	A1000/16NY	Zoning	R2[ZONING]
Owner:	MARIO MARTINS	Ward:	Eglinton-Lawrence (15)
Agent:	MARIO MARTINS	Heritage:	Not Applicable
Property Address:	465 WESTMOUNT AVE	Community:	York
Legal Description:	PLAN 1398 LOT 89		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A1001/16NY	Zoning	RD/R6 [ZZC]
Owner(s):	ARON DEVELOPMENTS INC.	Ward:	Eglinton-Lawrence (15)
Agent:	ARON DEVELOPMENT INC	Heritage:	Not Applicable
Property Address:	64 ROBERTA DR	Community:	North York
Legal Description:	PLAN 3864 LOT 365		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 37.80% of the lot area.
- 2. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 7.95m.
The proposed front yard setback is **6.89m**.
- 3. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall.
The proposed first floor area is 7.00m from the main front wall.
- 4. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is 37.80% of the lot area.
- 5. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.04m.

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. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583.

SIGNATURE PAGE

File Number:	A1001/16NY	Zoning	RD/R6 [ZZC]
Owner:	ARON DEVELOPMENTS INC.	Ward:	Eglinton-Lawrence (15)
Agent:	ARON DEVELOPMENT INC	Heritage:	Not Applicable
Property Address:	64 ROBERTA DR	Community:	North York
Legal Description:	PLAN 3864 LOT 365		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A1003/16NY	Zoning	R6/RD (f15.0; a550)(x5)(ZR)
Owner(s):	SOPHIA ACHLIOPTAS NICOLA PASQUALE	Ward:	York Centre (10)
Agent:	SOPHIA ACHLIOPTAS	Heritage:	Not Applicable
Property Address:	94 SEARLE AVE	Community:	North York
Legal Description:	PLAN 1899 PT LOTS 304 & 305		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new one-storey rear addition, and one-storey additions on the west side and front portion of the existing one-storey dwelling.

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

- 1. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30 percent of the lot area.
The proposed lot coverage is 35.6 percent of the lot area.
- 2. Section 14-A(5)(b), Zoning By-law No. 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 8.87m.
- 3. Section 14-A(6), Zoning By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 35.6% of the lot area.
- 4. Section 14-A(9), Zoning By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is 17.78m.

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. That the proposed additions to remain one-storey.

SIGNATURE PAGE

File Number:	A1003/16NY	Zoning	R6/RD (f15.0; a550)(x5)(ZR)
Owner:	SOPHIA ACHLIOPTAS NICOLA PASQUALE	Ward:	York Centre (10)
Agent:	SOPHIA ACHLIOPTAS	Heritage:	Not Applicable
Property Address:	94 SEARLE AVE	Community:	North York
Legal Description:	PLAN 1899 PT LOTS 304 & 305		

Bruce Mullock (signed)

Nadini Sankar (signed)

Isaac Lallouz (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A1006/16NY	Zoning:	RD/R1 Z0.35 [ZZC]
Owner(s):	GABRIELLA SCHIAVONI DAVID COHEN	Ward:	Don Valley West (25)
Agent:	ARCHITECTS LUC BOULIANE	Heritage:	Not Applicable
Property Address:	17 STRATHGOWAN CRES	Community:	Toronto
Legal Description:	PLAN 511E PT LOT 59		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.35 times the lot area.
The proposed floor space index is **0.55** times the lot area.
- 2. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 11.05m.
The proposed front yard setback is 10.268m.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed south side yard setback is 1.04m.
- 4. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.35 times the lot area.
The proposed gross floor area is **0.55** times the lot area.
- 5. Section 6(3) Part II, 2 (II), By-law No. 438-86**
The minimum required front yard setback is 11.05m.
The proposed front yard setback is 10.268m.

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

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.

SIGNATURE PAGE

File Number:	A1006/16NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner:	GABRIELLA SCHIAVONI DAVID COHEN	Ward:	Don Valley West (25)
Agent:	ARCHITECTS LUC BOULIANE	Heritage:	Not Applicable
Property Address:	17 STRATHGOWAN CRES	Community:	Toronto
Legal Description:	PLAN 511E PT LOT 59		

Nazila Atarodi (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A1007/16NY	Zoning	R5/RD(x5)[ZONING]
Owner(s):	WENLI LUO	Ward:	Don Valley West (25)
Agent:	SHAOWEI CHENG	Heritage:	Not Applicable
Property Address:	70 NORDEN CRES	Community:	North York
Legal Description:	PLAN 4332 LOT 142		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.5.40.70, By-law No. 569-2013**
The minimum required front yard setback is 8.9m.
The proposed front yard setback is **6.65m**.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 30.26% of the lot area.
- 3. Section 14.2.4, By-law No. 7625**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 30.26% of the lot area.
- 4. Section 14.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is **8.865m**.

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):

- 4. Section 14.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is **8.865m**.

It is the decision of the Committee of Adjustment to **MODIFY** and **APPROVE** the following variance(s):

- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is **27.00%** of the lot area.
- 3. Section 14.2.4, By-law No. 7625**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is **27.00%** of the lot area.

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):

- 1. Chapter 10.5.40.70, By-law No. 569-2013**
The minimum required front yard setback is 8.9m.
The proposed front yard setback is **6.65m**.

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.

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

1. Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A *Contractor's Agreement to Perform Work on City-owned Trees* will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf. Submission of a tree protection guarantee security deposit to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry. Accepted methods of payment include debit or card, certified cheque or money order payable to the *Treasurer of the City of Toronto*, or Letter of Credit.

2. Submission of a complete application for permit to injure or remove privately owned trees.
3. Submission of a complete application for permit to injure or remove City-owned trees.

SIGNATURE PAGE

File Number:	A1007/16NY	Zoning	R5/RD(x5)[ZONING]
Owner:	WENLI LUO	Ward:	Don Valley West (25)
Agent:	SHAOWEI CHENG	Heritage:	Not Applicable
Property Address:	70 NORDEN CRES	Community:	North York
Legal Description:	PLAN 4332 LOT 142		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A1009/16NY	Zoning	RD/R4 [WAV]
Owner(s):	SOPHIE ZUKERMAN	Ward:	York Centre (10)
Agent:	ALEX BOROS DESIGN INC.	Heritage:	Not Applicable
Property Address:	6 GEDDES CRT	Community:	North York
Legal Description:	PLAN 5026 L 41		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.30.20(1)(A), By-law No. 569-2013**
The minimum required lot frontage is 15.00m.
The existing lot frontage is 12.91m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is **33.60%** of the lot area.
- 3. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 9.03m.
The proposed front yard setback is 6.50m.
- 4. Chapter 10.20.40.70.(2)(B), By-law No. 569-2013**
The minimum required rear yard setback is 8.34m.
The proposed rear yard setback is **7.20m**.
- 5. Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15.00m.
The existing lot frontage is 12.91m.

- 6. Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the minimum required lot frontage of 15.00m.
The existing lot width is 12.91m.
- 7. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is **33.60%** of the lot area.
- 8. Section 13.2.3.(c), By-law No. 7625**
The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is **7.20m**.

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

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.

SIGNATURE PAGE

File Number:	A1009/16NY	Zoning	RD/R4 [WAV]
Owner:	SOPHIE ZUKERMAN	Ward:	York Centre (10)
Agent:	ALEX BOROS DESIGN INC.	Heritage:	Not Applicable
Property Address:	6 GEDDES CRT	Community:	North York
Legal Description:	PLAN 5026 L 41		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

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North York Panel

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Thursday, January 26, 2017

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

File Number:	A1010/16NY	Zoning	R2A/RM(d0.60)(x263)[ZONING]
Owner(s):	MOHSEN TABARRAEI	Ward:	Don Valley West (26)
Agent:	ALI GHAEMI	Heritage:	Not Applicable
Property Address:	152 RANDOLPH RD	Community:	East York
Legal Description:	PLAN 2120 PT LOT 514 PT LOT 515		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10m² of the first floor must be within 4m of the front wall.
The proposed first floor [Foyer/Entrance] within 4m of the front wall is 3.64m².
- 2. Chapter 10.80.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 35.9% of the lot area.
- 3. Chapter 10.80.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 8.5m.
The proposed building height is 8.82m.
- 4. Chapter 10.80.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.0m.
The proposed height of the side exterior main walls facing a side lot line is 7.61m.
- 5. Chapter 10.80.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.60 times the area of the lot.
The proposed floor space index is 0.70 times the area of the lot.
- 6. Section 6.4.3, By-law No. 1916**
The maximum permitted building height is 8.5m.
The proposed building height is 8.82m.

7. Section 6.4.3, By-law No. 1916

The permitted maximum floor space index is 0.60 times the area of the lot.
The proposed floor space index is **0.70** times the area of the lot.

8. Section 6.4.3, By-law No. 1916

The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 36.5% of the lot area.

9. Section 5.7(c), By-law No. 1916

Balconies, canopies, unenclosed porches, platforms, and decks which do not exceed 1.25m in height above established grade may project to a maximum of 2.5m from the front or rear wall.
The proposed rear yard deck is **1.52m** above established grade and projects 3.05m from the rear wall.

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. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583.

SIGNATURE PAGE

File Number:	A1010/16NY	Zoning	R2A/RM(d0.60)(x263)[ZONING]
Owner:	MOHSEN TABARRAEI	Ward:	Don Valley West (26)
Agent:	ALI GHAEMI	Heritage:	Not Applicable
Property Address:	152 RANDOLPH RD	Community:	East York
Legal Description:	PLAN 2120 PT LOT 514 PT LOT 515		

Nazila Atarodi (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A1011/16NY	Zoning	RD/R4 [ZZC]
Owner(s):	REBECCA EINHORN MOISHE EINHORN	Ward:	Eglinton-Lawrence (16)
Agent:	SARAH IFRAH ARCHITECT INC	Heritage:	Not Applicable
Property Address:	15 STORMONT AVE	Community:	North York
Legal Description:	PLAN 1786 LOT 180		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.40.10.(3), By-law No. 569-2013**
The maximum number of storeys permitted is two (2).
The proposed number of storeys is three (3).
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is **22.30m**.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is **22.30m**.
- 4. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 7.64m.
The proposed front yard setback is **6.20m**.
- 5. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The minimum required rear yard setback is 8.15m.
The proposed rear yard setback is 7.16m.
- 6. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is **44.47%** of the lot area.

7. **Section 13.2.3a, By-law No. 7625**
The minimum required front yard setback is 7.50m.
The proposed front yard setback is **6.20m**.
8. **Section 13.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 7.16m.
9. **Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 35.00% of the lot area.
The proposed lot coverage is **44.47%** of the lot area.
10. **Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 21.00m.
11. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.49m.
12. **Section 13.2.6, By-law No. 7625**
The maximum number of storeys permitted is two (2).
The proposed number of storeys is three (3).

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

File Number:	A1011/16NY	Zoning	RD/R4 [ZZC]
Owner:	REBECCA EINHORN MOISHE EINHORN	Ward:	Eglinton-Lawrence (16)
Agent:	SARAH IFRAH ARCHITECT INC	Heritage:	Not Applicable
Property Address:	15 STORMONT AVE	Community:	North York
Legal Description:	PLAN 1786 LOT 180		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A1012/16NY	Zoning	R1B/RD (f12.0; a370; d0.6)[WAIVER]
Owner(s):	GEOFFREY WILSON JOANNE POULIN	Ward:	Don Valley West (26)
Agent:	WAYNE SWADRON ARCHITECT	Heritage:	Not Applicable
Property Address:	433 HEATH ST E	Community:	East York
Legal Description:	PLAN M363 LOT 77 PT LOT 78		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 8.5m.
The proposed building height is 9.06m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 35.8% of the lot area.
- 3. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.6 times the area of the lot.
The proposed Floor Space Index is 0.64 times the area of the lot.
- 4. Section 7.3.3, By-law No. 6752**
The maximum permitted building height is 8.5m.
The proposed building height is 9.06m.
- 5. Section 7.3.3, By-law No. 6752**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 35.8% of the lot area.

6. Section 7.3.3, By-law No. 6752

The maximum permitted Floor Space Index is 0.6 times the area of the lot.

The proposed Floor Space Index is 0.66 times the area of the 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:**

SIGNATURE PAGE

File Number:	A1012/16NY	Zoning	R1B/RD (f12.0; a370; d0.6)[WAIVER]
Owner:	GEOFFREY WILSON JOANNE POULIN	Ward:	Don Valley West (26)
Agent:	WAYNE SWADRON ARCHITECT	Heritage:	Not Applicable
Property Address:	433 HEATH ST E	Community:	East York
Legal Description:	PLAN M363 LOT 77 PT LOT 78		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A1015/16NY	Zoning	RD/R4 [ZZC]
Owner(s):	ZAHIR JAFFER	Ward:	Willowdale (24)
Agent:	NADEEM IRFAN	Heritage:	Not Applicable
Property Address:	55 CHERRYSTONE DR	Community:	North York
Legal Description:	PLAN M1396 LOT 288		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is **32.00%** of the lot area.
- 2. Chapter 10.5.80.40.(3), By-law No. 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking is from the fronting street.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 20.03m.
- 4. Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum permitted combined width of all vehicle entrances through the front main wall of a residential building is 6.00m.
The proposed combined width of all vehicle entrances through the front main wall is 7.67m.
- 5. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is **32.00%** of the lot area.
- 6. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 19.28m.

7. Section 6(8), By-law No. 7625

The minimum lot width is not be less than the lot frontage for the zone in which the building is to be constructed; 15.00m.

The existing lot width is 14.24m.

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

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.

SIGNATURE PAGE

File Number:	A1015/16NY	Zoning	RD/R4 [ZZC]
Owner:	ZAHIR JAFFER	Ward:	Willowdale (24)
Agent:	NADEEM IRFAN	Heritage:	Not Applicable
Property Address:	55 CHERRYSTONE DR	Community:	North York
Legal Description:	PLAN M1396 LOT 288		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A1018/16NY	Zoning	R4/RD (f 15 a550)(x5)[ZONING]
Owner(s):	SVETLANA ALEXEEV EVGENY ALEXEEV	Ward:	Willowdale (23)
Agent:	ELMIRA ZARRABI	Heritage:	Not Applicable
Property Address:	1 CLOEBURY CRT	Community:	North York
Legal Description:	PLAN 5095 LOT 16		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.8% of the lot area.
- 2. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the south side exterior main walls facing a side lot line is 9.79m.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The proposed building length is **19.53m**.
- 4. Section 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.65m.
The proposed front yard setback is 6.62m.
- 5. Chapter 1.20.3(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.52m.
- 6. Chapter 10.5.50.10.(2), By-law No. 569-2013**
A minimum of 75% of the required side yard landscaping must be soft landscaping:
The proposed side yard soft landscaping area is 65%.

7. **Chapter 200.5.10.(3), By-law No. 569-2013**
The maximum permitted width of a parking space is 3.2m.
The proposed width of a parking space is 3.5m.
8. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 0.92m (from bay windows).
9. **Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.8% of the lot area.
10. **Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 18.34m.
11. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.038m.

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:**

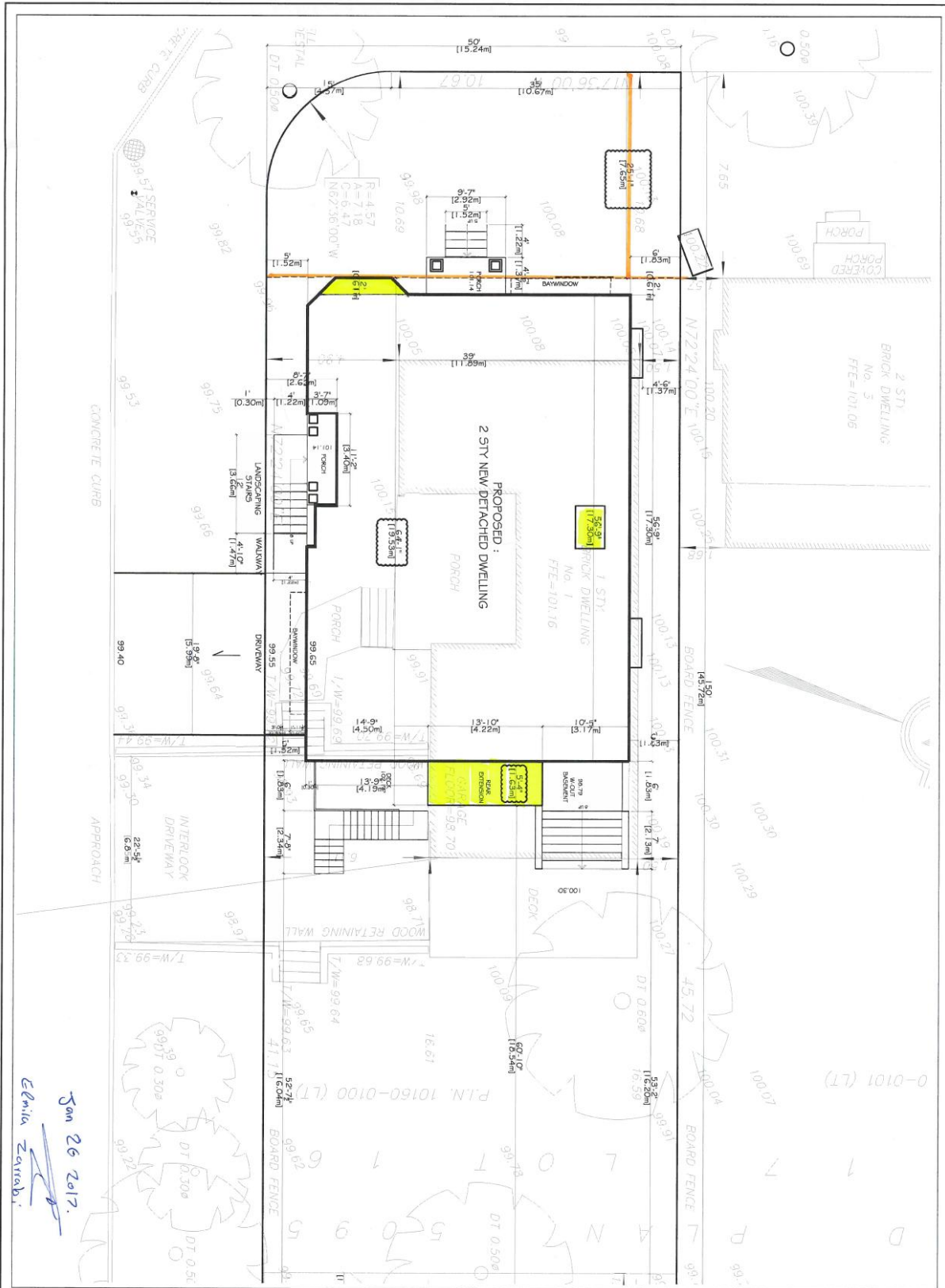
The Minor Variance Application is Approved on Condition

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. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583.
2. The property being developed essentially in accordance with the site plan attached to this decision, signed and dated January 26th, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.
3. The proposed driveway be constructed with permeable pavers.



Jan 26 2017.
Elmira Zarrabi

GENERAL NOTES:
 1. THESE DIMENSIONS ARE THE GOVERNMENT APPROVED DIMENSIONS AND MUST NOT BE REPRODUCED WITHOUT WRITING PERMISSION.
 2. THESE DIMENSIONS ARE FOR PERMIT PURPOSES ONLY. ALL APPLICABLE BY-LAWS AND REGULATIONS MUST BE REFERRED TO BY THE RESEARCHER AND OWNER.
 3. DO NOT SCALE DIMENSIONS OUT IN THIS DRAWING. ALL DIMENSIONS SHALL BE TAKEN FROM THE DIMENSION LINES.
 4. THE DIMENSIONS SHOWN ON THIS DRAWING ARE APPROVED BY THE RESEARCHER AND APPROVED BY THE ENGINEER.
 5. THE RESEARCHER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THIS DRAWING. THE RESEARCHER IS NOT RESPONSIBLE FOR THE DIMENSIONS SHOWN ON THIS DRAWING. THE RESEARCHER IS NOT RESPONSIBLE FOR THE DIMENSIONS SHOWN ON THIS DRAWING.

NO.	ISSUED FOR	DATE
1.	ISSUED	SEP 27 2016
2.	ISSUED	JAN 27 2017

PROJECT ADDRESS:
 1 CLODBURY COURT
 TORONTO, ONTARIO

PROJECT NO.: 16.10.01

DRAWING TITLE:
 SITE PLAN

NO.	REVISION	DATE
1.	ISSUED	SEP 27 2016
2.	ISSUED	JAN 27 2017

ELMIRA ZARRABI
 ENGINEER
 REG. NO. 19314-1-01
 TEL: 416-291-1411
 EMAIL: ezarrabi@elmirazarrabi.com
 1000 SHEPPARD AVENUE EAST, SUITE 304,
 TORONTO, ONTARIO M2X 1K7, CANADA
 416-291-1411

STRUCTURAL ENGINEER:
 SCALE: 3/32" = 1'-0"
 DRAWN BY: ELMIRA ZARRABI
 DATE: OCT 27 2016

A1

SIGNATURE PAGE

File Number:	A1018/16NY	Zoning	R4/RD (f 15 a550)(x5)[ZONING]
Owner:	SVETLANA ALEXEEV EVGENY ALEXEEV	Ward:	Willowdale (23)
Agent:	ELMIRA ZARRABI	Heritage:	Not Applicable
Property Address:	1 CLOEBURY CRT	Community:	North York
Legal Description:	PLAN 5095 LOT 16		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A1019/16NY	Zoning	R2/RD [WAV]
Owner(s):	YUFEN LI	Ward:	Don Valley West (25)
Agent:	SHAHRAM KHATIBZADEH	Heritage:	Not Applicable
Property Address:	21 DENEWOOD CRES	Community:	North York
Legal Description:	PLAN 4758 LOT 431		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- Section 11.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 33.80% of the lot area.
- Section 11.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.80m.
- Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 33.80% of the lot area.
- Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.00m.
The proposed building height is 10.60m.

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

File Number:	A1019/16NY	Zoning	R2/RD [WAV]
Owner:	YUFEN LI	Ward:	Don Valley West (25)
Agent:	SHAHRAM KHATIBZADEH	Heritage:	Not Applicable
Property Address:	21 DENEWOOD CRES	Community:	North York
Legal Description:	PLAN 4758 LOT 431		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

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North York Panel

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Thursday, January 26, 2017

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

File Number:	A1020/16NY	Zoning:	R3/RD(f18;a690)[ZONING]
Owner(s):	SACHIN DEV ARORA SACHIN ARORA	Ward:	Don Valley West (25)
Agent:	ANDREW MAALOUF	Heritage:	Not Applicable
Property Address:	39 LEACROFT CRES	Community:	North York
Legal Description:	PLAN 4758 LOT 118		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.5.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 8.32m.
The proposed front yard setback is 7.18m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.17% of the lot area.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is **1.52m**.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is **1.51m**.
- 5. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is **1.52m**.
- 6. Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is **1.51m**.

7. Section 12.6, By-law No. 7625

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

The proposed lot coverage is 31.17% of the lot area.

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

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.

SIGNATURE PAGE

File Number:	A1020/16NY	Zoning	R3/RD(f18;a690)[ZONING]
Owner:	SACHIN DEV ARORA SACHIN ARORA	Ward:	Don Valley West (25)
Agent:	ANDREW MAALOUF	Heritage:	Not Applicable
Property Address:	39 LEACROFT CRES	Community:	North York
Legal Description:	PLAN 4758 LOT 118		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A1021/16NY	Zoning	RD/R1S Z0.60 [ZZC]
Owner(s):	NICHOLAS HOOPER SARAH HODGES	Ward:	Eglinton-Lawrence (16)
Agent:	ALEX MARTIN	Heritage:	Not Applicable
Property Address:	106 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 27		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey and one-storey addition to the rear of the existing dwelling.

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

1. Section 12(2)(112), By-law No. 438-86

No person shall erect a building part of which extends further back than 14.00m from the main front wall of the building.

The proposed building is 16.57m.

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. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583.

SIGNATURE PAGE

File Number:	A1021/16NY	Zoning	RD/R1S Z0.60 [ZZC]
Owner:	NICHOLAS HOOPER SARAH HODGES	Ward:	Eglinton-Lawrence (16)
Agent:	ALEX MARTIN	Heritage:	Not Applicable
Property Address:	106 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 27		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A1023/16NY	Zoning	R4/RD[ZONING]
Owner(s):	ANGRO HOMES LTD	Ward:	Willowdale (23)
Agent:	LINA MORINI	Heritage:	Not Applicable
Property Address:	73 ELMHURST AVE	Community:	North York
Legal Description:	PLAN M389 LOT 213		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is **1.37m**.
- 2. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.52m.
- 4. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is **32.28%** of the lot area.
- 5. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 546.58m².
- 6. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is **32.28%** of the lot area.
- 7. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 7.5m (+/-) 1.0m.
The proposed front yard setback is 6.45m.

8. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is **1.37m**.
9. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.52m.

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):

2. **Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.52m.
4. **Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is **32.28%** of the lot area.
5. **Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 546.58m².
6. **Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is **32.28%** of the lot area.
7. **Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 7.5m (+/-) 1.0m.
The proposed front yard setback is 6.45m.
9. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.52m.

It is the decision of the Committee of Adjustment to **MODIFY** and **APPROVE** the following variance(s):

1. **Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is **1.50m**.
8. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is **1.50m**.

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.

SIGNATURE PAGE

File Number:	A1023/16NY	Zoning	R4/RD[ZONING]
Owner:	ANGRO HOMES LTD	Ward:	Willowdale (23)
Agent:	LINA MORINI	Heritage:	Not Applicable
Property Address:	73 ELMHURST AVE	Community:	North York
Legal Description:	PLAN M389 LOT 213		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A1024/16NY	Zoning	
Owner(s):	MARJAN SIMONI NADIA GHANDOUR	Ward:	Eglinton-Lawrence (15)
Agent:	BATTAGLIA ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	166 CEDRIC AVE	Community:	York
Legal Description:	PLAN 1666 LOT 47		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a three-storey addition to the rear, in conjunction with a two-storey addition over the existing one-storey dwelling.

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

- 1. Chapter 10.80.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.80 times the lot area.
The proposed floor space index is 1.10 times the lot area.
- 2. Chapter 10.80.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 8.50m.
The proposed height of the side exterior main walls facing a side lot line is **8.80m**.
- 3. Section 3.(b), By-law No. 1-83**
The minimum required front yard setback is 3.10m.
The existing and proposed front yard setback is 3.02m.
- 4. Section 3.(a), By-law No. 1-83**
The minimum required side yard setback is 0.50m.
The existing and proposed south side yard setback is 0.36m.
- 5. Section 3.(a), By-law No. 1-83**
The minimum required side yard setback is 1.20m.
The existing and proposed north side yard setback is 1.14m.

6. Section 3.(a), By-law No. 1-83

The maximum permitted floor space index is 0.80 times the lot area.

The proposed floor space index is 1.10 times the lot area.

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

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.

SIGNATURE PAGE

File Number:	A1024/16NY	Zoning	
Owner:	MARJAN SIMONI NADIA GHANDOUR	Ward:	Eglinton-Lawrence (15)
Agent:	BATTAGLIA ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	166 CEDRIC AVE	Community:	York
Legal Description:	PLAN 1666 LOT 47		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

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North York Panel

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Thursday, January 26, 2017

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

File Number:	A1025/16NY	Zoning	RD (f9.0; d0.35) (x961)/R1 Z0.35[ZONING]
Owner(s):	SHAOZHENG YU SHAOZHENG YU	Ward:	Eglinton-Lawrence (16)
Agent:	LINDY CONSULTING LTD	Heritage:	Not Applicable
Property Address:	220 GLENGROVE AVE W	Community:	Toronto
Legal Description:	PLAN M299 LOT 7		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a third floor addition above the existing two-storey dwelling.

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

- 1. Chapter 10.20.40.10.(3), By-law No. 569-2013**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- 2. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.35 times the area of the lot.
The proposed Floor Space Index is 0.42 times the area of the lot.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side ayrd setback is 0.9m.
The proposed west side yard setback is 0.14m.
- 4. Section 6(3)Part II, By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.35 times the area of the lot.
The proposed Gross Floor Area is 0.42 times the area of the lot.
- 5. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side lot line setback for that portion of the building not exceeding 17.0m in depth is 0.9m.
The proposed west side lot line setback is 0.14m

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

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.

SIGNATURE PAGE

File Number:	A1025/16NY	Zoning	RD (f9.0; d0.35) (x961)/R1 Z0.35[ZONING]
Owner:	SHAOZHENG YU SHAOZHENG YU	Ward:	Eglinton-Lawrence (16)
Agent:	LINDY CONSULTING LTD	Heritage:	Not Applicable
Property Address:	220 GLENGROVE AVE W	Community:	Toronto
Legal Description:	PLAN M299 LOT 7		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A0714/16NY	Zoning	RD/R6 [WAV]
Owner(s):	BABAK SHARIFIAN	Ward:	Eglinton-Lawrence (16)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	551 DELORAINE AVE	Community:	North York
Legal Description:	PLAN 2370 PT LOT 75		

Notice was given and a Public Hearing was held on Thursday, September 22, 2016, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 36.65% of the lot area.
- Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall.
The proposed first floor area is 5.50m² within 4.00m of the main front wall.
- Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required front yard setback is 4.48m.
The proposed front yard setback is 4.25m.
- Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.74m.
- Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 36.65% of the lot area.
- Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.

7. **Section 14-A(5), By-law No. 7625**
The minimum required front yard setback is 5.00m.
The proposed front yard setback is 4.25m.
8. **Section 14-A(4) & 6(8), By-law No. 7625**
The minimum required lot frontage and width is 12.00m.
The existing lot frontage and width is 11.90m.
9. **Section 14-A(3), By-law No. 7625**
The minimum required lot area is 371.00m².
The existing lot area is 341.00m².
10. **Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.74m.
11. **Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 15.60m.

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):

2. **Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall.
The proposed first floor area is 5.50m² within 4.00m of the main front wall.
4. **Chapter 10.20.40.70 , By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.74m.
8. **Section 14-A(4) & 6(8), By-law No. 7625**
The minimum required lot frontage and width is 12.00m.
The existing lot frontage and width is 11.90m.
9. **Section 14-A(3), By-law No. 7625**
The minimum required lot area is 371.00m².
The existing lot area is 341.00m².
10. **Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.74m.
11. **Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 15.60m.

It is the decision of the Committee of Adjustment to **MODIFY** and **APPROVE** the following variance(s):

1. **Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is **35.00%** of the lot area.
3. **Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required front yard setback is 4.48m.
The proposed front yard setback is **4.44m**.
5. **Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is **35.00%** of the lot area.
7. **Section 14-A(5), By-law No. 7625**
The minimum required front yard setback is 5.00m.
The proposed front yard setback is **4.44m**.

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):

6. **Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.

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

File Number:	A0714/16NY	Zoning	RD/R6 [WAV]
Owner:	BABAK SHARIFIAN	Ward:	Eglinton-Lawrence (16)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	551 DELORAINE AVE	Community:	North York
Legal Description:	PLAN 2370 PT LOT 75		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A0847/16NY	Zoning	RD (f60.0; a8000) (x893) / R-A [ZZC]
Owner(s):	NATALIE WONG	Ward:	Don Valley West (25)
Agent:	JAN TYMSTRA ARCHITECT	Heritage:	Not Applicable
Property Address:	6 PARK LANE CRCL	Community:	North York
Legal Description:	PLAN 2578 PT BLK B		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage. The existing dwelling would be demolished.

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

- 1. Chapter Exception 900.3.10.(893), By-law No. 569-2013**
The minimum required building setback from a side lot line is 1.8m from one side lot line and 4.2m from the other side lot line.
The proposed south side yard setback is 2.28m.
- 2. Chapter 10.5.80.10.(3), By-law No. 569-2013**
A parking space may not be located in a front yard or side yard abutting a street.
There are 4 proposed parking spots located in a front yard.
- 3. Chapter 10.5.80.40.(2), By-law No. 569-2013**
For a detached house or semi-detached house, and for an individual townhouse dwelling unit where an individual private driveway leads directly to the dwelling unit, the elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street: 154.76.
The proposed elevation of the lowest point of a vehicle entrance in a main wall of the building is 151.45.
- 4. Chapter 10.5.100.1.(1), By-law No. 569-2013**
For a detached house, semi-detached house, or duplex, and for an individual townhouse dwelling unit if an individual private driveway leads directly to the dwelling unit, a driveway that is located in or passes through the front yard may be for lots with a lot frontage greater than 23.0m, a maximum of 9.0m wide.
The proposed driveway is 13.25m wide at its widest point.

5. **Section 9(3), By-law No. 7625**
The minimum required lot area is 8000m².
The existing lot area is 7945m².
6. **Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed: 60m.
The existing lot width is 39.62m.
7. **Section 9(4), By-law No. 7625**
The minimum required lot frontage is 60.0m.
The existing lot frontage is 39.62m.
8. **Section 9(6)b, By-law No. 7625**
The minimum required south side yard setback is 4.2m.
The proposed south side yard setback is 2.28m.
9. **Section 6A(7)(d), By-law No. 7625**
For a one family detached dwelling, semi-detached dwelling, duplex dwelling, double duplex dwelling, triplex dwelling, multiple attached dwelling, boarding or lodging house, and converted dwelling, the elevation of the lowest point of an opening to an area may be used for parking or storage of a vehicle located inside or abutting the dwelling shall be higher than the elevation of the street, arterial road or minor arterial road, the lot abuts measured at its centreline directly across from the driveway leading to the parking space.
The proposed elevation of the vehicle entrance is 151.45 and the elevation of the driveway, where its centreline intersects the front lot line is 154.76.
10. **Section 6A(5)a, By-law No. 7625**
The maximum permitted access for parking areas is 9.0m.
The proposed access to parking is 13.25m wide at its widest point.
11. **Section 6(24), By-law No. 7625**
Decks which are greater than 1.0m in height above all points of the adjacent ground are limited to projecting 2.1m from the wall and are not to be greater than 50% of the width of the building at the building's widest point.
The proposed deck projects 7.31m and is greater than 50% the width of the building.
12. **Section 6(24)(a), By-law No. 7625**
All unexcavated porches or decks, attached to or detached from the main building, and located in the side and rear yard, shall not occupy more than 5% of the lot area or 56.0m², whichever is the lesser.
The proposed deck occupies 89.33m².

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 Exception 900.3.10.(893), By-law No. 569-2013**
The minimum required building setback from a side lot line is 1.8m from one side lot line and 4.2m from the other side lot line.
The proposed south side yard setback is 2.28m.
- 2. Chapter 10.5.80.10.(3), By-law No. 569-2013**
A parking space may not be located in a front yard or side yard abutting a street.
There are 4 proposed parking spots located in a front yard.
- 4. Chapter 10.5.100.1.(1), By-law No. 569-2013**
For a detached house, semi-detached house, or duplex, and for an individual townhouse dwelling unit if an individual private driveway leads directly to the dwelling unit, a driveway that is located in or passes through the front yard may be for lots with a lot frontage greater than 23.0m, a maximum of 9.0m wide.
The proposed driveway is 13.25m wide at its widest point.
- 5. Section 9(3), By-law No. 7625**
The minimum required lot area is 8000m².
The existing lot area is 7945m².
- 6. Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed: 60m.
The existing lot width is 39.62m.
- 7. Section 9(4), By-law No. 7625**
The minimum required lot frontage is 60.0m.
The existing lot frontage is 39.62m.
- 8. Section 9(6)b, By-law No. 7625**
The minimum required south side yard setback is 4.2m.
The proposed south side yard setback is 2.28m.
- 10. Section 6A(5)a, By-law No. 7625**
The maximum permitted access for parking areas is 9.0m.
The proposed access to parking is 13.25m wide at its widest point.
- 11. Section 6(24), By-law No. 7625**
Decks which are greater than 1.0m in height above all points of the adjacent ground are limited to projecting 2.1m from the wall and are not to be greater than 50% of the width of the building at the building's widest point.
The proposed deck projects 7.31m and is greater than 50% the width of the building.
- 12. Section 6(24)(a), By-law No. 7625**
All unexcavated porches or decks, attached to or detached from the main building, and located in the side and rear yard, shall not occupy more than 5% of the lot area or 56.0m², whichever is the lesser.
The proposed deck occupies 89.33m².

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 10.5.80.40.(2), By-law No. 569-2013

For a detached house or semi-detached house, and for an individual townhouse dwelling unit where an individual private driveway leads directly to the dwelling unit, the elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street: 154.76. The proposed elevation of the lowest point of a vehicle entrance in a main wall of the building is 151.45.

9. Section 6A(7)(d), By-law No. 7625

For a one family detached dwelling, semi-detached dwelling, duplex dwelling, double duplex dwelling, triplex dwelling, multiple attached dwelling, boarding or lodging house, and converted dwelling, the elevation of the lowest point of an opening to an area may be used for parking or storage of a vehicle located inside or abutting the dwelling shall be higher than the elevation of the street, arterial road or minor arterial road, the lot abuts measured at its centreline directly across from the driveway leading to the parking space.

The proposed elevation of the vehicle entrance is 151.45 and the elevation of the driveway, where its centreline intersects the front lot line is 154.76.

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

File Number:	A0847/16NY	Zoning	RD (f60.0; a8000) (x893) / R-A [ZZC]
Owner:	NATALIE WONG	Ward:	Don Valley West (25)
Agent:	JAN TYMSTRA ARCHITECT	Heritage:	Not Applicable
Property Address:	6 PARK LANE CRCL	Community:	North York
Legal Description:	PLAN 2578 PT BLK B		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

Thursday, January 26, 2017

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

File Number:	A0473/16NY	Zoning	RD (f15.0; a550) (x5) / R4 (waiver)
Owner(s):	I-LING XENIA KANT	Ward:	Willowdale (24)
Agent:	MATJAZ SKUBE	Heritage:	Not Applicable
Property Address:	569 CUMMER AVE	Community:	North York
Legal Description:	PLAN M981 LOT 104		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 2. Chapter 10.20.40.20(1), Zoning By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 19.45m.
- 3. Chapter 10.5.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 9.23m.
The proposed front yard setback is 7.86m.
- 4. Section 13.2.4, Zoning By-law No. 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 5. Section 13.2.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 19.45m.
- 6. Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.2m.

7. Section 13.2.6, Zoning By-law No. 7625

The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.

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.

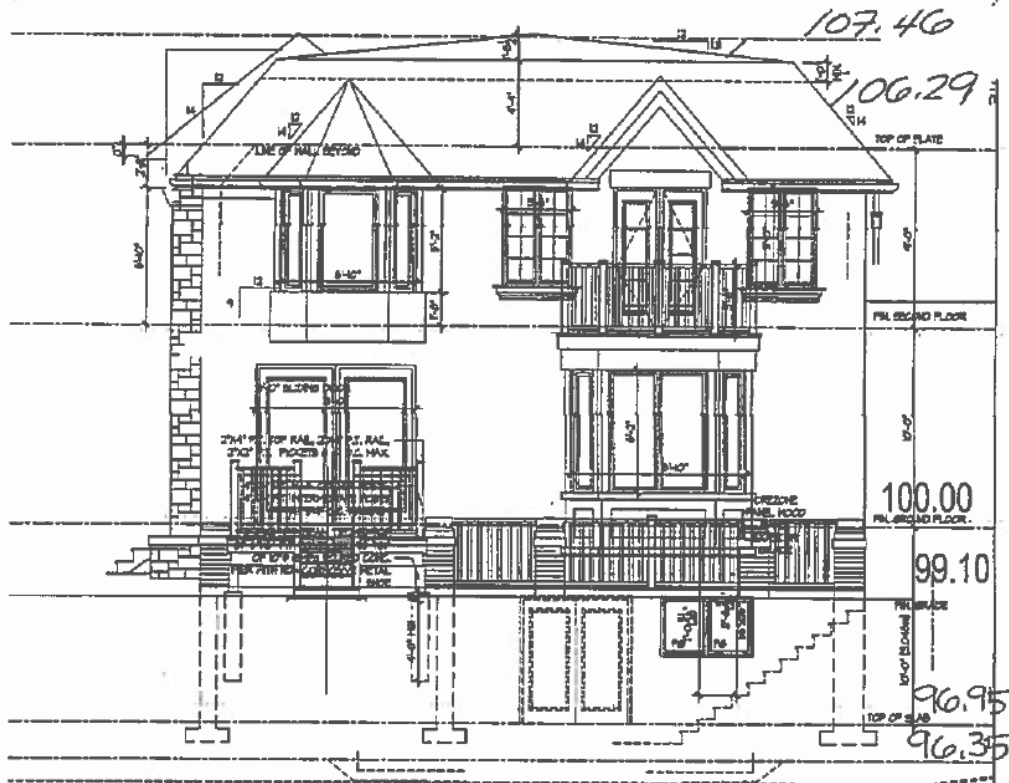
This decision is subject to the following condition(s):

1. Submission of a complete application for permit to injure or remove privately owned trees.
2. The proposal be developed in accordance with the elevation drawings submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, January 16, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

RECEIVED

JAN 16 2017

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE



SOUTH
REAR ELEVATION

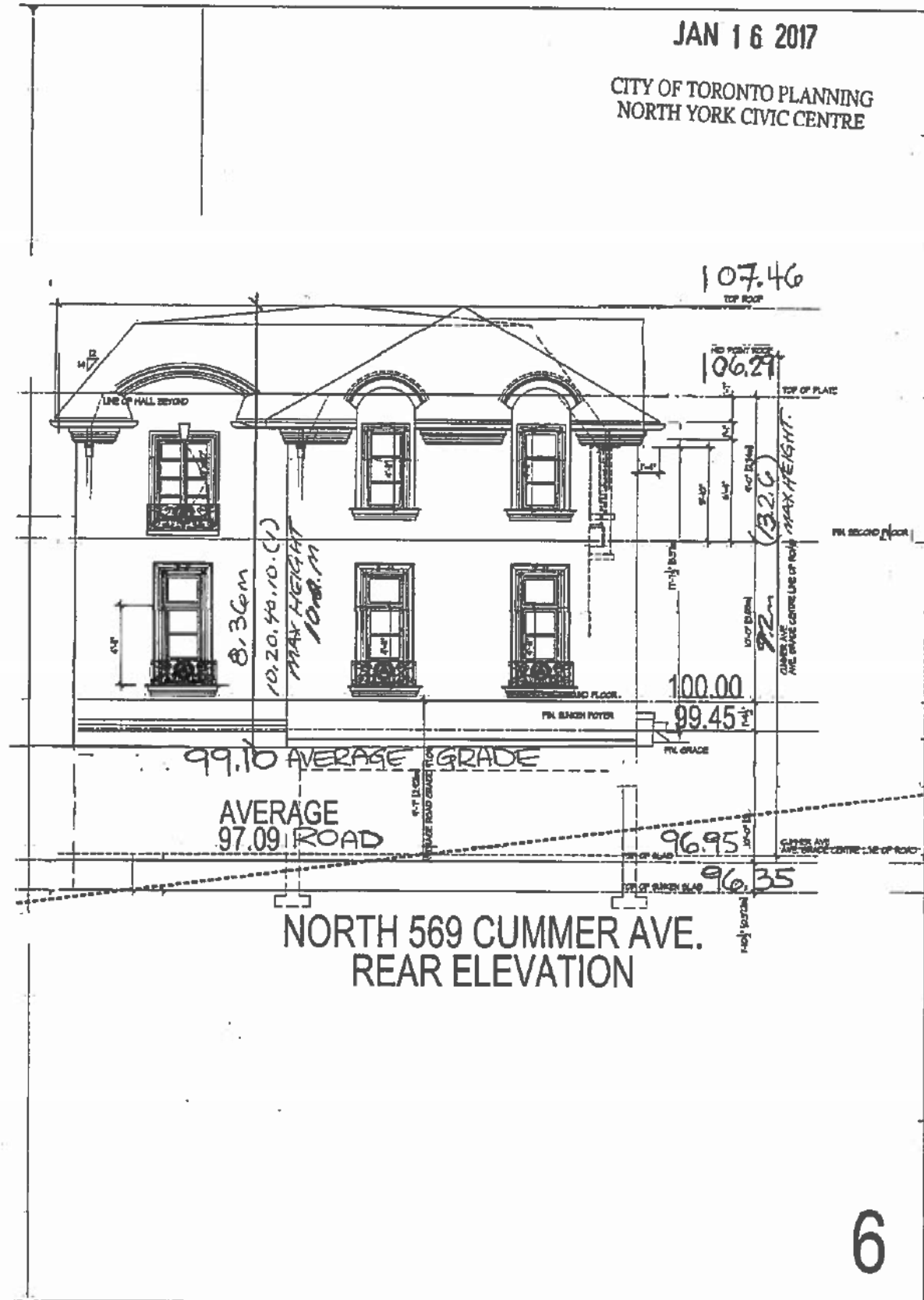
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1. <input type="checkbox"/> New 2. <input type="checkbox"/> Amend 3. <input type="checkbox"/> Other		Date: _____ By: _____	
THE CITY OF TORONTO PLANNING DEPARTMENT AND THE CITY OF TORONTO ARCHITECTURAL DEPARTMENT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.			
40 Vantage Blvd. Unit 21, Richmond Hill, ON L4B 1N2 Tel: 905-882-7722 Fax: 905-882-7165 ONTARIO, LAB 306 contact@bilde.ca		BILDE ARCHITECTURE 1000 SHEPPARD AVENUE EAST UNIT 100 SCARBOROUGH, ONTARIO M1S 1T2 TEL: 416-291-1111	
Sheet Title: _____		Drawn By: _____ Checked By: _____	
Scale: 3/16" = 1'-0"	Project No.: _____	File No.: _____	Drawing No.: _____ OF _____

RECEIVED

JAN 16 2017

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE



6

3.		
2.		
1.		
1.	Revisions:	Date: By:
2.	<small> The Designer shall be deemed to warrant that the drawings are correct and complete as shown, and that the Designer shall be responsible for any errors or omissions. The Designer shall not be responsible for any errors or omissions in the drawings or specifications prepared by others, or for any errors or omissions in the drawings or specifications prepared by others, or for any errors or omissions in the drawings or specifications prepared by others. </small>	

43 Wood Rd. Unit 27, Richmond Hill, Ontario, L4B 3N6
 Tel: 905-887-7123 Fax: 905-887-7123
 contact@bildecology.com

BILD
 ecology

The Designer shall be deemed to warrant that the drawings are correct and complete as shown, and that the Designer shall be responsible for any errors or omissions. The Designer shall not be responsible for any errors or omissions in the drawings or specifications prepared by others, or for any errors or omissions in the drawings or specifications prepared by others, or for any errors or omissions in the drawings or specifications prepared by others.

Sheet Title:	Drawn By:	Checked By:
Scale: 3/16" = 1'-0"	Project No.:	Title No.:
	Drawn No.:	Checked No.:

RECEIVED

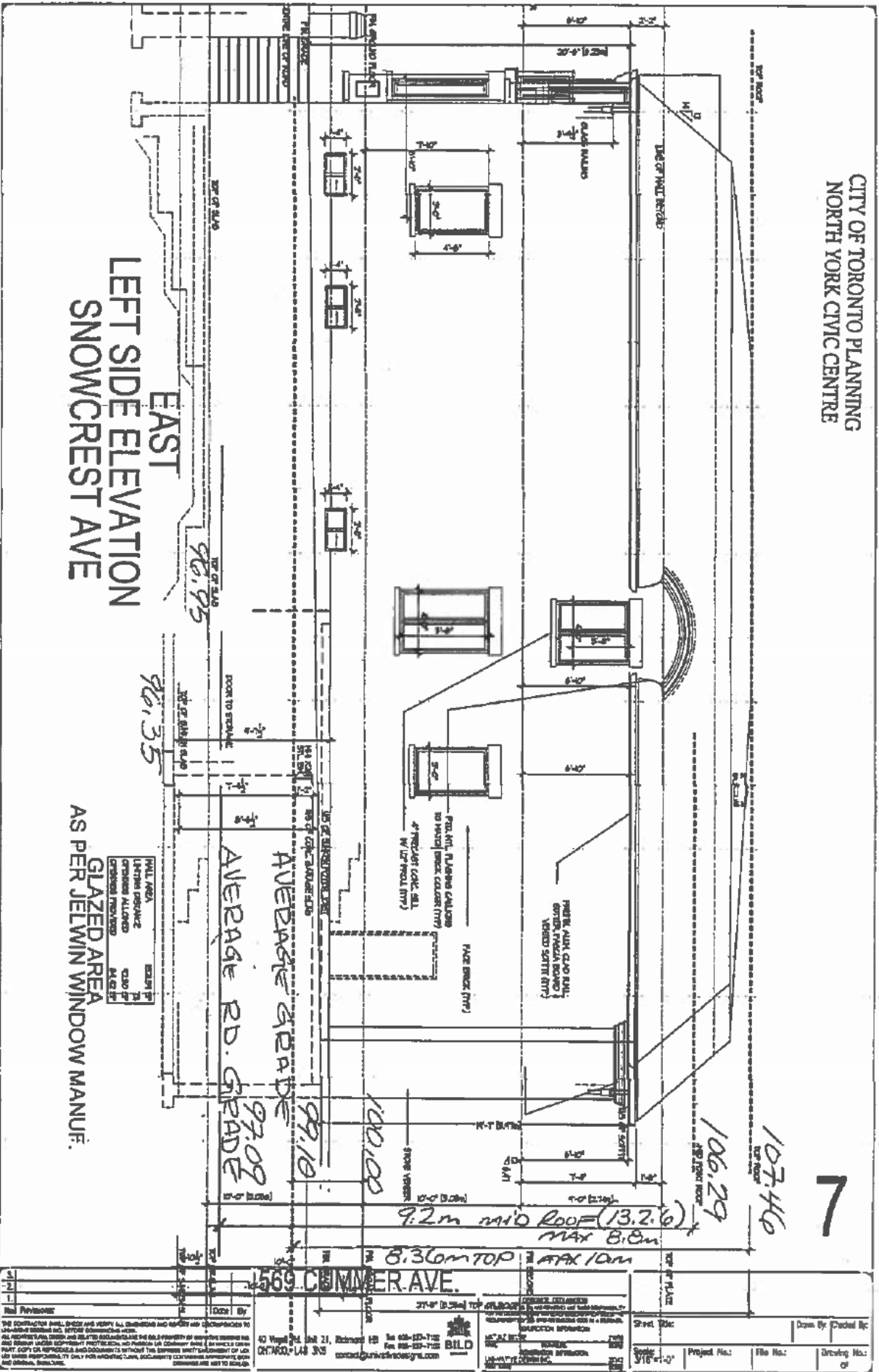
JAN 16 2017

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE

LEFT SIDE ELEVATION
SNOWCREST AVE
EAST

GLAZED AREA
AS PER JELTWIN WINDOW MANUF.

GLAZED AREA	GLAZED AREA
GLAZED AREA	GLAZED AREA
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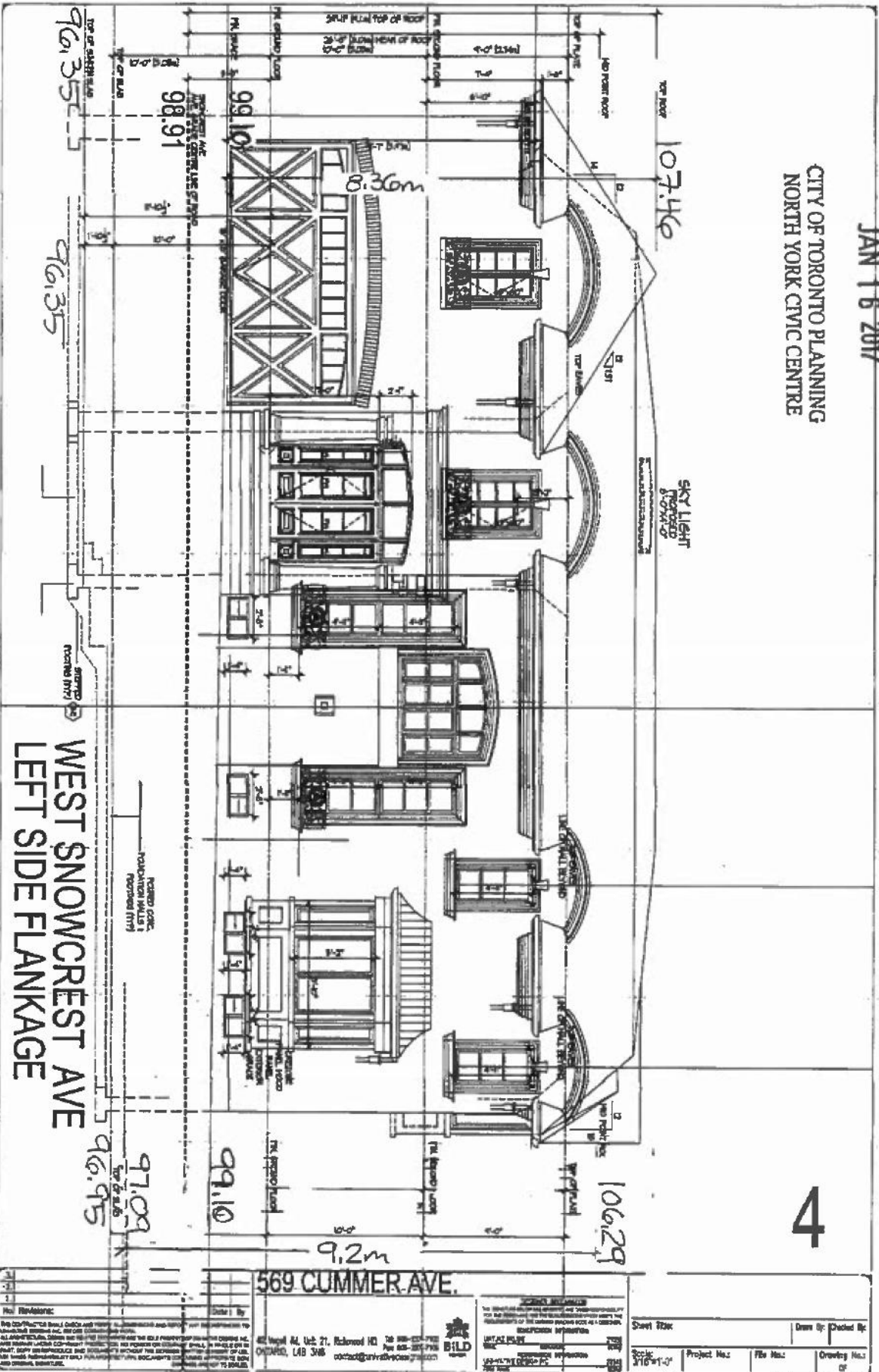
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<p>1 2</p>	<p>Revised</p>	<p>Drawn By</p>	<p>Checked By</p>
<p>569 CUMBER AVE.</p>			
<p>8.36m TOP MAX 10m</p>			
<p>9.2m max ROOF (13.2.6) MAX 8.8m</p>			
<p>100.00</p>			
<p>99.10</p>			
<p>97.09</p>			
<p>96.95</p>			
<p>96.35</p>			
<p>95.10</p>			
<p>94.10</p>			
<p>Sheet No: 7</p>			
<p>Project No: _____</p>			
<p>File No: _____</p>			
<p>Drawing No: _____</p>			

RECEIVED

JAN 16 2017

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE



4

WEST SNOWCREST AVE
LEFT SIDE FLANKAGE

569 CUMMER AVE.

<p>Revised: _____</p> <p>Scale: _____</p> <p>Drawn by: _____</p>	<p>Checked: _____</p> <p>Date: _____</p> <p>Drawn by: _____</p>	<p>Project No: _____</p> <p>File No: _____</p> <p>Drawing No: _____</p>
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569 CUMMER AVE.

569 CUMMER AVE.

SIGNATURE PAGE

File Number:	A0473/16NY	Zoning	RD (f15.0; a550) (x5) / R4 (waiver)
Owner:	I-LING XENIA KANT	Ward:	Willowdale (24)
Agent:	MATJAZ SKUBE	Heritage:	Not Applicable
Property Address:	569 CUMMER AVE	Community:	North York
Legal Description:	PLAN M981 LOT 104		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A0610/15NY	Zoning:	RM1(94) (WAV)
Owner(s):	MATTAMY HOMES LIMITED (DOWNSVIEW HOMES INC)	Ward:	York Centre (09)
Agent:	WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED	Heritage:	Not Applicable
Property Address:	80 CARL HALL RD BLOCK B2	Community:	North York
Legal Description:	CON 3 PT LOTS 12 TO 17 CON 2 PT LOTS 12 TO 17 PT RD AL LOW RP 66R20945 PARTS 5 TO 7 12 15 16 23 TO 25 SEE NTE		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit three bicycle storage enclosures within the landscaped area, with respect to Block B2.

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

1. Chapter 64.20(25)(v), By-law No. 1632-2013

The rear yard of Parcel B shall be comprised of a minimum of 30.00% landscaping including a minimum of a 2.50m setback comprising fencing and landscaping along the east property line.

The proposed includes three (3) enclosures for bicycle storage within the landscaped area.

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

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.

SIGNATURE PAGE

File Number:	A0610/15NY	Zoning	RM1(94) (WAV)
Owner:	MATTAMY HOMES LIMITED (DOWNSVIEW HOMES INC)	Ward:	York Centre (09)
Agent:	WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED	Heritage:	Not Applicable
Property Address:	80 CARL HALL RD BLOCK B2	Community:	North York
Legal Description:	CON 3 PT LOTS 12 TO 17 CON 2 PT LOTS 12 TO 17 PT RD AL LOW RP 66R20945 PARTS 5 TO 7 12 15 16 23 TO 25 SEE NTE		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
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Thursday, January 26, 2017

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

File Number:	A0611/15NY	Zoning	RM1(94) (WAV)
Owner(s):	MATTAMY HOMES LIMITED (DOWNSVIEW HOMES INC)	Ward:	York Centre (09)
Agent:	WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED	Heritage:	Not Applicable
Property Address:	80 CARL HALL RD BLOCK B2, BUILDING B (40)	Community:	North York
Legal Description:	CON 3 PT LOTS 12 TO 17 CON 2 PT LOTS 12 TO 17 PT RD AL LOW RP 66R20945 PARTS 5 TO 7 12 15 16 23 TO 25 SEE NTE		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a multiple attached dwelling unit, which exceeds the standards of the Site-Specific Zoning By-law, with respect to the minimum required building setbacks.

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

1. Schedule 4, By-law No. 1632-2013

The minimum required building setback between Building B(40) and the north property line is 23.50m.
The proposed setback is 22.00m.

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

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.

SIGNATURE PAGE

File Number:	A0611/15NY	Zoning	RM1(94) (WAV)
Owner:	MATTAMY HOMES LIMITED (DOWNSVIEW HOMES INC)	Ward:	York Centre (09)
Agent:	WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED	Heritage:	Not Applicable
Property Address:	80 CARL HALL RD BLOCK B2, BUILDING B (40)	Community:	North York
Legal Description:	CON 3 PT LOTS 12 TO 17 CON 2 PT LOTS 12 TO 17 PT RD AL LOW RP 66R20945 PARTS 5 TO 7 12 15 16 23 TO 25 SEE NTE		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

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Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A0612/15NY	Zoning	RM1(94) (WAV)
Owner(s):	MATTAMY HOMES LIMITED (DOWNSVIEW HOMES INC)	Ward:	York Centre (09)
Agent:	WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED	Heritage:	Not Applicable
Property Address:	80 CARL HALL RD BLOCK B2 BUILDING C (41)	Community:	North York
Legal Description:	CON 3 PT LOTS 12 TO 17 CON 2 PT LOTS 12 TO 17 PT RD AL LOW RP 66R20945 PARTS 5 TO 7 12 15 16 23 TO 25 SEE NTE		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a multiple attached dwelling unit, which exceeds the standards of the Site-Specific Zoning By-law, with respect to the minimum required building setbacks.

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

1. Schedule 4, By-law No. 1632-2013

The minimum required building setback between Building C(41) and the north property line is 29.50m.
The proposed setback is 25.00m.

2. Schedule 4, By-law No. 1632-2013

Schedule 4 requires a separation of 9.00m between the building envelopes for Building C(41) and Building D(42).
The proposed separation distance is 7.00m.

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

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.

SIGNATURE PAGE

File Number:	A0612/15NY	Zoning	RM1(94) (WAV)
Owner:	MATTAMY HOMES LIMITED (DOWNSVIEW HOMES INC)	Ward:	York Centre (09)
Agent:	WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED	Heritage:	Not Applicable
Property Address:	80 CARL HALL RD BLOCK B2 BUILDING C (41)	Community:	North York
Legal Description:	CON 3 PT LOTS 12 TO 17 CON 2 PT LOTS 12 TO 17 PT RD AL LOW RP 66R20945 PARTS 5 TO 7 12 15 16 23 TO 25 SEE NTE		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A0403/16NY	Zoning	RD/R1 Z0.6 [ZZC]
Owner(s):	ALFRED LEE LISA DEBORAH SHOSTACK	Ward:	Eglinton-Lawrence (16)
Agent:	PAUL DI MARTINO	Heritage:	Not Applicable
Property Address:	556 CASTLEFIELD AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 227		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a basement addition to the rear of the existing dwelling which would include a deck above.

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

- 1. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 20.49m.
- 2. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.00m.
The proposed building depth is 20.49m.
- 3. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.93 times the lot area.
- 4. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The maximum number of platforms at or above the second storey on the rear wall of a dwelling is one (1).
The proposed number of platforms on the rear wall is two (2).
- 5. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The maximum permitted area of each platform at or above the second storey is 4.00m².
The proposed area of both platform at or above the second storey is 25.10m².

6. **Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.
The proposed west side yard setback is 1.15m for the portion of the dwelling exceeding 17.00m in depth.
7. **Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.
The proposed east side yard setback is 1.07m for the portion of the dwelling exceeding 17.00m in depth.
8. **Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.69 times the lot area.
The proposed gross floor area is 0.96 times the lot area.
9. **Section 6(3) Part VI 1(V), By-law No. 438-86**
The maximum permitted building depth is 17.00m.
The proposed building depth is 20.49m.

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 applicant is to provide permanent opaque screening or fencing along the eastern and western edge of the proposed rear deck; with a minimum height of 1.5 metres from the floor of the deck.

SIGNATURE PAGE

File Number:	A0403/16NY	Zoning	RD/R1 Z0.6 [ZZC]
Owner:	ALFRED LEE LISA DEBORAH SHOSTACK	Ward:	Eglinton-Lawrence (16)
Agent:	PAUL DI MARTINO	Heritage:	Not Applicable
Property Address:	556 CASTLEFIELD AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 227		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, January 26, 2017

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

File Number:	A0896/16NY	Zoning	RM/R2 [ZZC]
Owner(s):	ADDOLORATA DI BATTISTA GUIDO DI BATTISTA	Ward:	Eglinton-Lawrence (15)
Agent:	LEMCAD CONSULTANTS	Heritage:	Not Applicable
Property Address:	223 BELGRAVIA AVE	Community:	York
Legal Description:	PLAN 1663 W PT LOT 154		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey dwelling. Please note that more than 50% of the exterior walls of the existing dwelling are to be removed. As such, this proposal is deemed to be a new dwelling.

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

- 1. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.80 times the lot area.
The existing floor space index is 0.43 times the lot area.
The proposed floor space index is **0.83** times the lot area.
- 2. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The maximum permitted area of each platform at or above the second storey is 4.00m².
The proposed platform at or above the second storey is **5.00m²**.
- 3. Chapter 10.5.50.10(1), By-law No. 569-2013**
The minimum required front yard landscaping is 50.00%.
The proposed front yard landscaping is 45.65%.
- 4. Chapter 10.80.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback 1.20m.
The proposed west side yard setback is 0.32m.
- 5. Section 3.(a), By-law No. 1-83**
The maximum permitted floor space index is 0.80 times the lot area.
The existing floor space index is 0.43 times the lot area.
The proposed floor space index is **0.83** times the lot area.

6. Section 3.(a), By-law No. 1-83
The minimum required side yard setback 0.50m.
The proposed west side yard setback is 0.32m.

7. Section 3.(d), By-law No. 1-83
The minimum required front yard landscaping is 50.00%.
The proposed front yard landscaping is 45.65%.

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:**

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):

- 2. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The maximum permitted area of each platform at or above the second storey is 4.00m².
The proposed platform at or above the second storey is **5.00m²**.
- 3. Chapter 10.5.50.10(1), By-law No. 569-2013**
The minimum required front yard landscaping is 50.00%.
The proposed front yard landscaping is 45.65%.
- 4. Chapter 10.80.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback 1.20m.
The proposed west side yard setback is 0.32m.
- 6. Section 3.(a), By-law No. 1-83**
The minimum required side yard setback 0.50m.
The proposed west side yard setback is 0.32m.
- 7. Section 3.(d), By-law No. 1-83**
The minimum required front yard landscaping is 50.00%.
The proposed front yard landscaping is 45.65%.

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):

- 1. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.80 times the lot area.
The existing floor space index is 0.43 times the lot area.
The proposed floor space index is **0.83** times the lot area.

5. Section 3.(a), By-law No. 1-83

The maximum permitted floor space index is 0.80 times the lot area.

The existing floor space index is 0.43 times the lot area.

The proposed floor space index is **0.83** times the lot area.

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

File Number:	A0896/16NY	Zoning	RM/R2 [ZZC]
Owner:	ADDOLORATA DI BATTISTA GUIDO DI BATTISTA	Ward:	Eglinton-Lawrence (15)
Agent:	LEMCAD CONSULTANTS	Heritage:	Not Applicable
Property Address:	223 BELGRAVIA AVE	Community:	York
Legal Description:	PLAN 1663 W PT LOT 154		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

Thursday, January 26, 2017

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

File Number:	A0861/16NY	Zoning	R6/RD[WAIVER]
Owner(s):	ROYA ROUSTA	Ward:	York Centre (10)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	49 MCALLISTER RD	Community:	North York
Legal Description:	PLAN 1938 E PT LOT 107		

Notice was given and a Public Hearing was held on Thursday, January 26, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.40.20, By-law No. 569-2013**
The maximum permitted building length is 17m.
The proposed building length is 17.98m.
- 2. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.08m.
- 3. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is 17.98m.

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

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.

SIGNATURE PAGE

File Number:	A0861/16NY	Zoning	R6/RD[WAIVER]
Owner:	ROYA ROUSTA	Ward:	York Centre (10)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	49 MCALLISTER RD	Community:	North York
Legal Description:	PLAN 1938 E PT LOT 107		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, February 2, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, February 15, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.