

Thursday, March 23, 2017

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

File Number:	A1085/16NY	Zoning	RD (f15;a550)(x5)/ R5
Owner(s):	AVISHEH POURJOUARI	Ward:	Don Valley East (34)
Agent:	OE DESIGN	Heritage:	Not Applicable
Property Address:	<b>41 BROADLEAF RD</b>	Community:	North York
Legal Description:	PLAN 4544 PT BLK F		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To demolish the existing single family detached dwelling and construct a new 2 storey single family detached dwelling.

**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 setbacks are 1.8m each side.  
The proposed south side yard setback is 1.22m.
- 2. Chapter 10.20.40.10.(2)B(i), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 7.81m.
- 3. Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted dwelling length is 17m.  
The proposed dwelling will have a length of 18.63m.
- 4. Chapter 10.5.100.1.(1)(C), By-law 569-2013**  
The maximum permitted driveway width is 6m.  
The driveway will have a width of **7.49m**.
- 5. Chapter 10.5.80.40.(1), By-law No. 569-2013**  
The maximum combined width of all vehicle entrances through the front main wall of the residential building is 6m.  
The proposed combined width of all vehicle entrances through the front main wall is **7.49m**.

6. **Section 14.2.3(b), Zoning By-law No. 7625**  
The minimum required south side yard setback is 1.8m.  
The proposed south side yard setback is 1.22m.
7. **Section 14.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 18.63m.
8. **Section 14.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.08m.
9. **Section 6A(5)(a)(ii), By-law No. 7625**  
The maximum width of the driveway is 6m.  
The proposed driveway is **7.49m** wide.

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

3. **Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted dwelling length is 17m.  
The proposed dwelling will have a length of 18.63m.
4. **Chapter 10.5.100.1.(1)(C), By-law 569-2013**  
The maximum permitted driveway width is 6m.  
The driveway will have a width of **7.49m**.
5. **Chapter 10.5.80.40.(1), By-law No. 569-2013**  
The maximum combined width of all vehicle entrances through the front main wall of the residential building is 6m.  
The proposed combined width of all vehicle entrances through the front main wall is **7.49m**.
7. **Section 14.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 18.63m.
8. **Section 14.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.08m.
9. **Section 6A(5)(a)(ii), By-law No. 7625**  
The maximum width of the driveway is 6m.  
The proposed driveway is **7.49m** wide.

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 900.3.10(5) Exception RD5, Zoning By-law No. 569-2013**  
The minimum required side yard setbacks are 1.8m each side.  
The proposed south side yard setback is 1.22m.
2. **Chapter 10.20.40.10.(2)B(i), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 7.81m.
6. **Section 14.2.3(b), Zoning By-law No. 7625**  
The minimum required south side yard setback is 1.8m.  
The proposed south side yard setback is 1.22m.

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 driveway must not exceed 7.57m on private property and the proposed driveway and curb cut within the public right-of-way must not exceed 6.0m; and
2. The applicant must apply for a Construction Access permit from Transportation Services' Right-of-Way Management for the required access approval and curb repairs.
3. The requirements of the Toronto and Region Conservation Authority.
4. The requirements of the Urban Forestry, Ravine Protection Division.
5. 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:	A1085/16NY	Zoning	RD (f15;a550)(x5)/ R5
Owner:	AVISHEH POURJOUARI	Ward:	Don Valley East (34)
Agent:	OE DESIGN	Heritage:	Not Applicable
Property Address:	<b>41 BROADLEAF RD</b>	Community:	North York
Legal Description:	PLAN 4544 PT BLK F		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 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](http://www.omb.gov.on.ca).

Thursday, March 23, 2017

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

File Number:	A1111/16NY	Zoning	RM/RM3 [ZZC]
Owner(s):	SYNAGOGUE YESHIVOTH TMIMIM LUBAVITCH	Ward:	York Centre (10)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	<b>44 EDINBURGH DR</b>	Community:	North York
Legal Description:	PLAN 2044 LOT 1127 EXEMPT PER SEC.3(1)3(I) OF THE ASSM'T ACT R.S.O.(90) C.A.31.		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To permit additions and alterations to the existing building (Place of Worship/Day Nursery) which is to include a second storey addition, along with a new roof-top amenity area. The applicant is also proposing other interior and exterior alterations.

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

- Chapter 150.50.50.10.(1), By-law No. 569-2013**  
A 1.50m landscaped strip must be provided along any side lot line.  
There are zero (0) landscape strips proposed for either side lot line.
- Chapter 10.80.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 43.05% of the lot area.
- Chapter 10.80.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.75 times the lot area.  
The proposed floor space index is 1.289 times the lot area.
- Chapter 10.80.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 6.00m.  
The proposed front yard setback is 3.01m.
- Chapter 10.80.40.70.(2), By-law No. 569-2013**  
The minimum required rear yard setback is 9.52m.  
The proposed rear yard setback is 7.10m.

6. **Chapter 10.80.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback for is 2.40m.  
The proposed north side yard setback is 0.91m.
7. **Chapter 200.5.10.1.(1), By-law No. 569-2013**  
The minimum required number of parking spaces is ten (10).  
The proposed number of parking spaces is zero (0).
8. **Section 18.2.2/18.3.2, By-law No. 7625**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 43.05% of the lot area.
9. **Section 18.2.4(a)/18.3.4(a), By-law No. 7625**  
The minimum required front yard setback is 7.50m.  
The proposed front yard setback is 3.01m.
10. **Section 18.2.4(b)/18.3.4(b), By-law No. 7625**  
The minimum required side yard setback for is 6.14m.  
The proposed north side yard setback is 0.91m.
11. **Section 18.2.4(b)/18.3.4(b), By-law No. 7625**  
The minimum required side yard setback for is 6.14m.  
The proposed south side yard setback is 3.08m.
12. **Section 18.2.4(c)/18.3.4(c), By-law No. 7625**  
The minimum required rear yard setback is 7.50m.  
The proposed rear yard setback is 7.10m.
13. **Section 18.3.5, By-law No. 7625**  
The maximum permitted floor space index is 0.75 times the lot area.  
The proposed floor space index is 1.289 times the lot area.
14. **Section 18.2.6/18.3.6(c), By-law No. 7625**  
The maximum permitted building height is 11.00m.  
The proposed building height is 12.61m.
15. **Section 6A(2)a, By-law No. 7625**  
The minimum required number of parking spaces is fifty-six (56) spaces.  
The proposed number of parking spaces is zero (0) spaces.

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:**

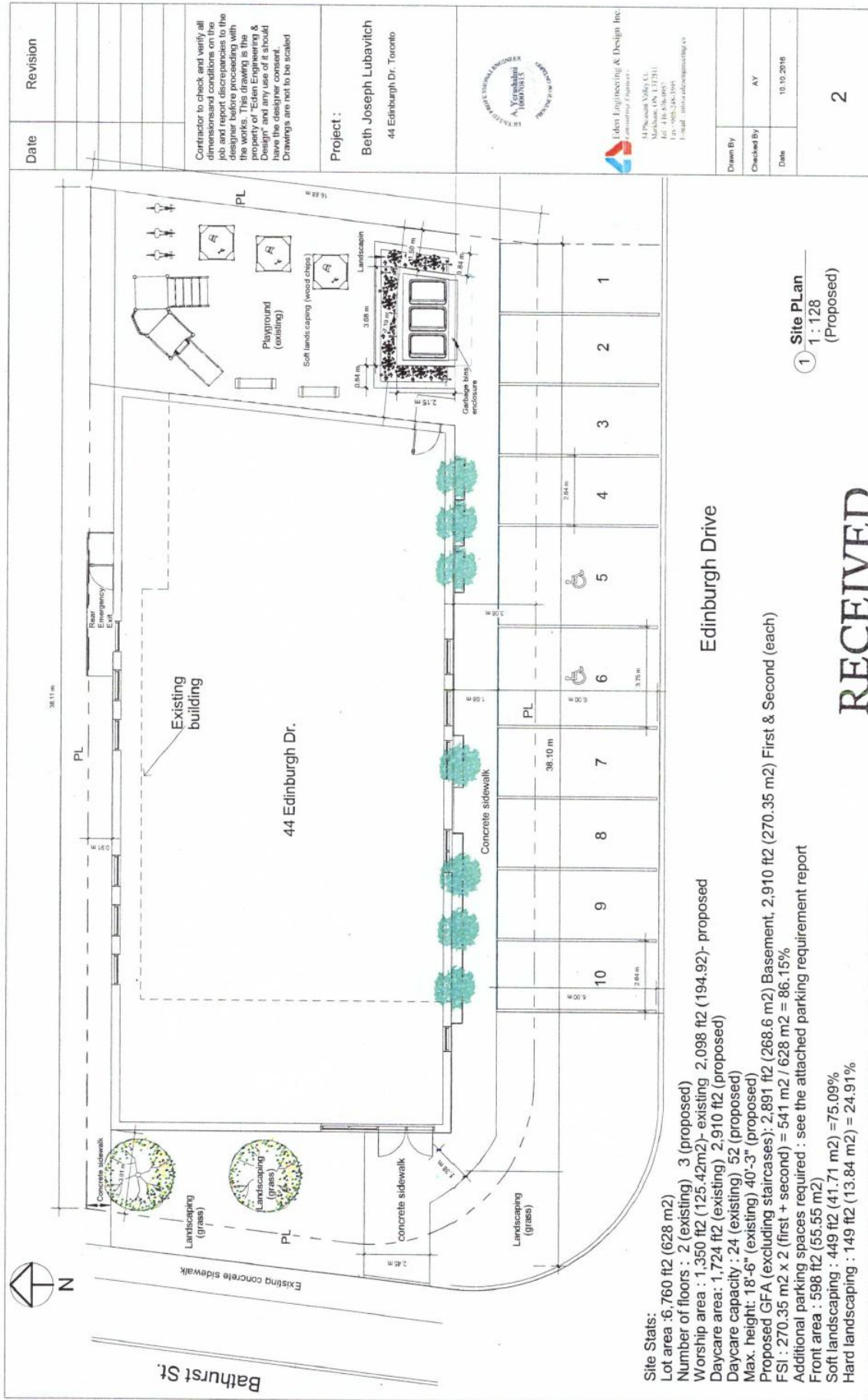
**The Minor Variance Application is Approved on Condition**

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 successfully obtaining a commercial boulevard parking license for 8 spaces.
2. The proposal be developed in accordance with the site plan drawing submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division, March 13, 2017.



RECEIVED

MAR 13 2017

CITY OF TORONTO PLANNING  
NORTH YORK CIVIC CENTRE

Date

Revision

Contractor to check and verify all dimensions and conditions on the job and report discrepancies to the designer. This drawing is the property of "Eden Engineering & Design" and any use of it should have the designer's consent. Drawings are not to be scaled.

Project :

Beth Joseph Lubavitch  
44 Edinburgh Dr. Toronto



Eden Engineering & Design Inc.  
Consulting Engineers  
34 Pleasant Valley Ct.  
Markham, ON L3R 7H1  
Tel: 905.546.1895  
E-mail: eden.edenengineering.ca

Drawn By

Checked By

Date

AY

10.10.2016

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## SIGNATURE PAGE

File Number:	A1111/16NY	Zoning	RM/RM3 [ZZC]
Owner:	SYNAGOGUE YESHIVOTH TMIMIM LUBAVITCH	Ward:	York Centre (10)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	<b>44 EDINBURGH DR</b>	Community:	North York
Legal Description:	PLAN 2044 LOT 1127 EXEMPT PER SEC.3(1)3(I) OF THE ASSM'T ACT R.S.O.(90) C.A.31.		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0034/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	NARGES FAKHARI	Ward:	Willowdale (23)
Agent:	MEHRAN HEYDARI	Heritage:	Not Applicable
Property Address:	<b>103 STAFFORD RD</b>	Community:	North York
Legal Description:	PLAN 5095 LOT 10		

Notice was given and a Public Hearing was held on Thursday, March 23, 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 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.
- 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 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.80m.  
The proposed west side yard setback is 1.50m.
- 5. 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.
- 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 32.00% of the lot area.

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

The maximum permitted building height is 8.80m.

The proposed building height is 9.07m.

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 32.00% of the lot area.

**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 32.00% of the lot area.

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

The maximum permitted building height is 8.80m.

The proposed building height is 9.07m.

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.

**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 13.2.3(b), By-law No. 7625**

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.50m.

**5. 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: A0034/17NY  
Owner: NARGES FAKHARI  
Agent: MEHRAN HEYDARI  
Property Address: **103 STAFFORD RD**  
Legal Description: PLAN 5095 LOT 10

Zoning: RD/R4 [ZZC]  
Ward: Willowdale (23)  
Heritage: Not Applicable  
Community: North York

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

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Dan Antonacci  
Manager & Deputy Secretary Treasurer  
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Thursday, March 23, 2017

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

File Number:	A0038/17NY	Zoning	R5/RD(ZR)
Owner(s):	SONILA SALILLARI ADMIR SALILLARI	Ward:	Eglinton-Lawrence (15)
Agent:	COMTEMPO STUDIO	Heritage:	Not Applicable
Property Address:	<b>188 DELL PARK AVE</b>	Community:	North York
Legal Description:	PLAN 2049 PT LOTS 391 TO 393		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey residential dwelling.

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

1. **Chapter 10.5.40.10, Zoning By-law No. 569-2013**  
(5) A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
The proposed mudroom is not within 4 m and less than 10.0 m<sup>2</sup>.
2. **Chapter 10.20.40.50.(1), Zoning By-law No. 569-2013**  
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m<sup>2</sup>.  
The proposed area of each platform at or above the second storey is **5.38 m<sup>2</sup>**.
3. **Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**  
The permitted maximum lot coverage is 35 percent of the lot area.  
The proposed lot coverage is 35.55 percent of the lot area.
4. **Chapter 10.20.40.70.(1) Zoning By-law No. 569-2013**  
The required minimum front yard setback is 7.90 m.  
The proposed front yard setback is 7.0 m.
5. **Section 14.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.24m.

6. **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 1.83m.
7. **Section 14.2.6A, Zoning By-law No. 7625**  
The maximum permitted balcony area is 3.8m<sup>2</sup>.  
The proposed balcony area is **5.38m<sup>2</sup>**.
8. **Section 14.2.2, Zoning By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The (existing) proposed lot area is 506.96m<sup>2</sup>
9. **Section 14.2.4, Zoning By-law No. 7625**  
The maximum permitted lot coverage is 35% of the lot area.  
The proposed lot coverage is 35.55% of the lot area.
10. **Section 6(24)c, Zoning By-law No. 7625**  
The maximum encroachment for deck is 2.1 m.  
The proposed encroachment for deck is 3.05 m.
11. **Section 6(24)c, Zoning By-law No. 7625**  
The maximum height for deck is 1.0 m.  
The proposed deck is 1.07 m.

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 constructed substantially in accordance with the revised site plan submitted to the Community of Adjustment date stamped received by the City of Toronto Planning division, March 13, 2017.
2. The applicant is to provide permanent opaque screening or fencing along the eastern edge of the proposed rear deck and second storey platform with a minimum height of 1.5 metres from the floor of the balcony/platform.
3. 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**  
**MAR 13 2017**  
CITY OF TORONTO PLANNING  
NORTH YORK CIVIC CENTRE

Page 3



## SIGNATURE PAGE

File Number:	A0038/17NY	Zoning	R5/RD(ZR)
Owner:	SONILA SALILLARI ADMIR SALILLARI	Ward:	Eglinton-Lawrence (15)
Agent:	COMTEMPO STUDIO	Heritage:	Not Applicable
Property Address:	<b>188 DELL PARK AVE</b>	Community:	North York
Legal Description:	PLAN 2049 PT LOTS 391 TO 393		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

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Dan Antonacci  
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Thursday, March 23, 2017

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

File Number:	A0039/17NY	Zoning	RD/R6 [WAV]
Owner(s):	QI ZHAN	Ward:	Willowdale (23)
Agent:	STIKEMAN ELLIOTT	Heritage:	Not Applicable
Property Address:	<b>358 WILLOWDALE AVE</b>	Community:	North York
Legal Description:	PLAN 2633 LOT 84 PT LOT 83		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To legalize and maintain the existing integral below-grade garage of the recently constructed dwelling. Please note a previous application (File # A0603/16NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, September 8, 2016, which was ultimately approved on condition.

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

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

The elevation of the lowest point of a vehicle entrance in a main wall of the building shall be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street. The elevation of the garage entrance will be lower than the elevation of the centreline of the driveway at the point where it intersects the lot line abutting the street.

**2. Section 6A(7)(D), By-law No. 7625**

The elevation of the lowest point of an opening to an area that may be used for parking for storage of a vehicle located inside the dwelling shall be higher than the elevation of the street the lot abuts measured at the centreline directly across from the driveway leading to the parking space.

The elevation of the garage entrance will be lower than the elevation of the street the lot abuts measured at its centreline directly across from the driveway leading to the parking space.

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:	A0039/17NY	Zoning	RD/R6 [WAV]
Owner:	QI ZHAN	Ward:	Willowdale (23)
Agent:	STIKEMAN ELLIOTT	Heritage:	Not Applicable
Property Address:	<b>358 WILLOWDALE AVE</b>	Community:	North York
Legal Description:	PLAN 2633 LOT 84 PT LOT 83		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 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](http://www.omb.gov.on.ca).

Thursday, March 23, 2017

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

File Number:	A0040/17NY	Zoning	RD/R3 [ZZC]
Owner(s):	CONNIE FANONE	Ward:	York Centre (10)
Agent:	STEPHEN R TAYLOR ARCHITECT	Heritage:	Not Applicable
Property Address:	<b>129 ARMOUR BLVD</b>	Community:	North York
Legal Description:	PLAN 2044 L 701		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition on the existing structure.

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

- 1. Chapter 900.3.10.(5)(A), By-law 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed side yard setback is .92m.
- 2. Section 12.4(b), By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is .92m.

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:	A0040/17NY	Zoning	RD/R3 [ZZC]
Owner:	CONNIE FANONE	Ward:	York Centre (10)
Agent:	STEPHEN R TAYLOR ARCHITECT	Heritage:	Not Applicable
Property Address:	<b>129 ARMOUR BLVD</b>	Community:	North York
Legal Description:	PLAN 2044 L 701		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

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Thursday, March 23, 2017

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

File Number:	A0041/17NY	Zoning	R4/RD(f15.0;a550)(waiver)
Owner(s):	GIOVANNA CARUSO	Ward:	Willowdale (23)
Agent:	MAHIR MANIOS	Heritage:	Not Applicable
Property Address:	<b>78 POYNTZ AVE</b>	Community:	North York
Legal Description:	PLAN 1743 LOT 792 TO 793		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey dwelling.

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

- 1. Section 13.2.3(b)(i), Zoning Bylaw 7625**  
The required side yard setback is 1.8m.  
The proposed side yard setback is 1.52m for 4.06m portion of the proposed dwelling from the west property line.
- 2. Section 13.2.4(a), Zoning Bylaw 7625**  
The maximum permitted lot coverage is 30% (153.30 m<sup>2</sup>).  
The dwelling will have a proposed coverage of 32.0% of the lot area or 163.51m<sup>2</sup>.
- 3. Section 13.2.2, Zoning Bylaw 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
Existing lot area of 511.00m<sup>2</sup>.
- 4. Chapter 900.3.10(5)(A), Zoning Bylaw 569-2013**  
The required side yard setback is 1.8m.  
The proposed side yard setback is 1.52m for 4.06m portion of the proposed dwelling from the west property line.
- 5. Chapter 10.20.30.40(1)(A), Zoning Bylaw 569-2013**  
The maximum permitted lot coverage is 30% (153.30 m<sup>2</sup>).  
The dwelling will have a proposed coverage of 32% of the lot area or 163.51m<sup>2</sup>.



**6. Chapter 10.5.40.10(5), Zoning Bylaw 569-2013**

A minimum of 10m<sup>2</sup> of the first floor must be within 4.0m of the front main wall.

Proposed 0.0m of the first floor is within 4.0m of the front main 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:	A0041/17NY	Zoning	R4/RD(f15.0;a550)(waiver)
Owner:	GIOVANNA CARUSO	Ward:	Willowdale (23)
Agent:	MAHIR MANIOS	Heritage:	Not Applicable
Property Address:	<b>78 POYNTZ AVE</b>	Community:	North York
Legal Description:	PLAN 1743 LOT 792 TO 793		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0042/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	YONG CHEN	Ward:	Willowdale (23)
Agent:	URBANSCAPE GROUP	Heritage:	Not Applicable
Property Address:	<b>365 HILLCREST AVE</b>	Community:	North York
Legal Description:	PLAN 1609 LOT 365		

Notice was given and a Public Hearing was held on Thursday, March 23, 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 10.00m<sup>2</sup> of the first floor area must be within 4.00m of the main front wall.  
The proposed first floor area is 4.85m<sup>2</sup> within 4.00m of the main front wall.

**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 32.00% of the lot area.

**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 7.50m.  
The proposed height of the east side exterior main wall facing a side lot line is 7.80m.

**4. 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 7.50m.  
The proposed height of the west side exterior main wall facing a side lot line is 8.94m.

**5. Chapter 10.20.40.10.(6), By-law No. 569-2013**

The maximum permitted finished first floor height is 1.20m.  
The proposed finished first floor height is 1.50m.

**7. 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 1.52m.

**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 1.52m.

**9. 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 1.52m.

**10. 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.

**11. Section 13.2.6, By-law No. 7625**

The maximum permitted building height is 8.80m.

The proposed building height is **9.10m**.

**12. Section 6(30), By-law No. 7625**

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.65m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

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

**1. Chapter 10.5.40.10.(5), By-law No. 569-2013**

A minimum of 10.00m<sup>2</sup> of the first floor area must be within 4.00m of the main front wall.

The proposed first floor area is 4.85m<sup>2</sup> within 4.00m of the main front wall.

**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 32.00% of the lot area.

**6. 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 1.52m.

**7. 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 1.52m.

**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 1.52m.

**9. 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 1.52m.

#### **10. 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.

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 10.20.40.10.(2), By-law No. 569-2013**

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.

The proposed height of the east side exterior main wall facing a side lot line is 7.80m.

#### **4. 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 7.50m.

The proposed height of the west side exterior main wall facing a side lot line is 8.94m.

#### **5. Chapter 10.20.40.10.(6), By-law No. 569-2013**

The maximum permitted finished first floor height is 1.20m.

The proposed finished first floor height is 1.50m.

#### **11. Section 13.2.6, By-law No. 7625**

The maximum permitted building height is 8.80m.

The proposed building height is **9.10m**.

#### **12. Section 6(30), By-law No. 7625**

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.65m.

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. 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: A0042/17NY  
Owner: YONG CHEN  
Agent: URBANSCAPE GROUP  
Property Address: **365 HILLCREST AVE**  
Legal Description: PLAN 1609 LOT 365

Zoning: RD/R4 [ZZC]  
Ward: Willowdale (23)  
Heritage: Not Applicable  
Community: North York

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Rick Ross (signed)

---

Denise Graham (signed)

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Giacomo Tonon (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0043/17NY	Zoning	R6/RD(waiver)
Owner(s):	JAFARI SOUROUR	Ward:	Eglinton-Lawrence (15)
Agent:	SAHAND HOMES INC	Heritage:	Not Applicable
Property Address:	<b>136 GLEN PARK AVE</b>	Community:	North York
Legal Description:	PLAN 1911 E PT LOT 447 W PT LOT 448		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey dwelling.

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

- 1. Chapter 10.20.40.70.(1), By-Law No.569-2013**  
The minimum required front yard setback is 9.27m.  
The proposed front yard setback is **7.66m**.
- 2. Section 14-A(9), By-Law No. 7625**  
The maximum permitted building length is 15.3 m and my increased to 17.40m by means of a one story rear extension.  
The proposed building length is 16.7m and 18.9m including the one story rear extension.

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:	A0043/17NY	Zoning	R6/RD(waiver)
Owner:	JAFARI SOUROUR	Ward:	Eglinton-Lawrence (15)
Agent:	SAHAND HOMES INC	Heritage:	Not Applicable
Property Address:	<b>136 GLEN PARK AVE</b>	Community:	North York
Legal Description:	PLAN 1911 E PT LOT 447 W PT LOT 448		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

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Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0044/17NY	Zoning	RM/R2 [BLD]
Owner(s):	JOSEPH LAGUE	Ward:	Eglinton-Lawrence (15)
Agent:	JOSEPH LAGUE	Heritage:	Not Applicable
Property Address:	<b>216 CEDRIC AVE</b>	Community:	York
Legal Description:	PLAN 1636 LOT 78		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new covered porch to the front of the existing dwelling. The existing front porch would be demolished.

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

**1. Chapter 10.5.40.60.(1), By-law No. 569-2013**

A platform without main walls, attached to or less than 0.30m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.50m if it is no closer to a side lot line than the required side yard setback; in this case 1.20m.  
The porch is 0.302m from the north side lot line.

**2. Chapter 10.5.40.60.(1), By-law No. 569-2013**

A platform without main walls, attached to or less than 0.30m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.50m if it is no closer to a side lot line than the required side yard setback; in this case 1.20m.  
The porch is 0.642m from the south side lot line.

**3. Section 3.4.7( a )( 1 ), By-law No. 1-83**

Porches, Verandahs, Decks and Balconies are permitted to project 2.40m into a required front and rear yards provided that it shall not project within a required side yard setback; the required side yard setbacks for this zone are 1.20m on one side and 0.50m on the other side.  
The proposed porch is 0.302m from the north side lot line.

**4. Section 3.4.7( a )( 1 ), By-law No. 1-83**

Porches, Verandahs, Decks and Balconies are permitted to project 2.40m into a required front and rear yards provided that it shall not project within a required side yard setback; the required side yard setbacks for this zone are 1.20m on one side and 0.50m on the other side.  
The proposed porch is 0.642m from the south 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**

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: A0044/17NY  
Owner: JOSEPH LAGUE  
Agent: JOSEPH LAGUE  
Property Address: **216 CEDRIC AVE**  
Legal Description: PLAN 1636 LOT 78

Zoning RM/R2 [BLD]  
Ward: Eglinton-Lawrence (15)  
Heritage: Not Applicable  
Community: York

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

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Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0045/17NY	Zoning	R1B/RD (f12.0; a370; d0.6)(ZR)
Owner(s):	EUGENIA WILSON SHAWN THOMAS WILSON	Ward:	Don Valley West (26)
Agent:	SHAWN THOMAS WILSON	Heritage:	Not Applicable
Property Address:	<b>54 SUTHERLAND DR</b>	Community:	East York
Legal Description:	PLAN 2122 PT LOT 191 PT LOT 192		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey addition to the rear of the existing two-storey dwelling, in conjunction with a one-storey addition to the west side of the dwelling. The existing rear one-storey addition and detached garage would be demolished.

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

**1. Chapter 10.5.40.71.(4), By-law No. 569-2013**

The minimum building setback from a side lot line for any addition or extension to the rear or the side of a lawfully existing building or structure is 0.60m.

The proposed east side yard setback is 0.46m.

**2. 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 0.662 times the lot area.

**3. 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 0.84m.

**4. Chapter 10.5.80.10.(3), By-law No. 569-2013**

A parking space may not be located in a front yard or a side yard abutting a street.

The proposed parking spot is located in a front yard.

**5. Chapter 200.5.1.10.(2), By-law No. 569-2013**

The minimum required parking space must have a minimum width of 2.60m.

The proposed parking space will have a width of 2.50m.

**6. Section 2.67a, By-law No. 1916**

The minimum required parking space width is 2.60m.

The proposed parking space width is 2.50m.

**7. 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 0.662 times the lot area.

**8. Section 6.3.3, By-law No. 1916**

The minimum required side yard setback is 0.90m.

The proposed west side yard setback is 0.84m.

**9. Section 6.3.3, 6.9, By-law No. 1916**

The required parking space must be behind the main front wall of the dwelling.

The proposed parking space is located in front of the main front wall of the dwelling.

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:	A0045/17NY	Zoning	R1B/RD (f12.0; a370; d0.6)(ZR)
Owner:	EUGENIA WILSON SHAWN THOMAS WILSON	Ward:	Don Valley West (26)
Agent:	SHAWN THOMAS WILSON	Heritage:	Not Applicable
Property Address:	<b>54 SUTHERLAND DR</b>	Community:	East York
Legal Description:	PLAN 2122 PT LOT 191 PT LOT 192		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0046/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	MOSHE EICHORN	Ward:	Eglinton-Lawrence (15)
Agent:	HADI DESIGN + PROJECT MANAGEMENT	Heritage:	Not Applicable
Property Address:	<b>357 HILLHURST BLVD</b>	Community:	North York
Legal Description:	PLAN 4832 LOT 19		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition over the existing one-storey dwelling in conjunction with a rear two-storey addition. The applicant is also proposing other interior and exterior alterations.

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

- 1. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all exterior main walls facing a side lot line is 7.50m.  
The proposed height of the exterior main walls is **7.80m**.
- 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 **18.32m**.
- 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 **21.15m**.
- 4. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**  
The minimum required front yard setback is 10.39m.  
The proposed front yard setback is **7.85m**.
- 5. Chapter 10.20.40.70.(2), By-law No. 569-2013**  
The minimum required rear yard setback is 10.38m.  
The proposed rear yard setback is **10.00m**.
- 6. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is **24.02m**.

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 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:	A0046/17NY	Zoning	RD/R4 [ZZC]
Owner:	MOSHE EICHORN	Ward:	Eglinton-Lawrence (15)
Agent:	HADI DESIGN + PROJECT MANAGEMENT	Heritage:	Not Applicable
Property Address:	<b>357 HILLHURST BLVD</b>	Community:	North York
Legal Description:	PLAN 4832 LOT 19		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0049/17NY	Zoning	R4/RD(x5)(waiver)
Owner(s):	STEPHAN BAKLARIAN	Ward:	Willowdale (23)
Agent:	ARMANDO BARBINI PLANNING & PERMIT SERVICES	Heritage:	Not Applicable
Property Address:	<b>281 DUNFOREST AVE</b>	Community:	North York
Legal Description:	PLAN 3691 PT LOT 66		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey dwelling.

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

- 1. Chapter (5) Exception RD 5, By-law 569-2013**  
(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
Proposed east side yard setback is 1.37m.
- 2. Chapter (5) Exception RD 5, By-law 569-2013**  
(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
Proposed west side yard setback is 1.37m.
- 3. Chapter 10.5.40.50, By-law 569-2013**  
All decks, platforms and amenities must comply with the required minimum building setbacks for the zone.  
The required rear yard platform setback is 1.8m  
The proposed rear yard platform is 1.37m from the east side lot line.
- 4. Chapter 10.20.30.40.(1) (A), By-law 569-2013**  
The permitted lot coverage is 30% of the lot area (170.2 m<sup>2</sup>)  
The proposed lot coverage is 31.83% of the lot area (183.38 m<sup>2</sup>)
- 5. Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013**  
100% of the height of the side main walls shall be a maximum of 7.5m  
The proposed height of the side exterior main walls facing a side lot line is **8.5 m**

6. **Section 13.2.1, 6(8), By-law 7625**  
The minimum required lot frontage and width is 15m.  
The existing lot frontage and width is 13.72m.
7. **Section 13.2.3(b), By-law 7625**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard setbacks are 1.37m.
8. **Section 13.2.3(b), By-law 7625**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setbacks are 1.37m.
9. **Section 6 (24)(d)(ii)(A), By-law 7625**  
In the rear yard, unexcavated porches or decks shall not be located closer to the side lot lines than the minimum side yard setback for the main building: 1.67 m.  
The proposed unexcavated deck in the rear yard is 1.37 m from the east side lot line.
10. **Section 13.2.4, By-law 7625**  
The maximum permit lot coverage is 30% of the lot area (170.2 m<sup>2</sup>)  
The proposed lot coverage is 31.83% of the lot area (183.38 m<sup>2</sup>)
11. **Section 13.2.6(ii), By-law 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 8.91m.
12. **Section 13.2.5A, By-law 7625**  
Eaves projecting 0.5 m or less beyond the front or rear wall of the building shall be excluded in determining the length of the dwelling,  
The proposed eaves project 0.56 m from the front and rear walls.
13. **Section 6(9)(a), By-law 7625**  
Eaves may project a maximum of 0.5 m.  
The proposed eaves projection is 0.56 m.

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:	A0049/17NY	Zoning	R4/RD(x5)(waiver)
Owner:	STEPHAN BAKLARIAN	Ward:	Willowdale (23)
Agent:	ARMANDO BARBINI PLANNING & PERMIT SERVICES	Heritage:	Not Applicable
Property Address:	<b>281 DUNFOREST AVE</b>	Community:	North York
Legal Description:	PLAN 3691 PT LOT 66		

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Wayne McEachern (signed)

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Rick Ross (signed)

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Giacomo Tonon (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0050/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	MAJID BAHADORKHAN	Ward:	Willowdale (23)
Agent:	HOMELAND	Heritage:	Not Applicable
Property Address:	<b>134 BYNG AVE</b>	Community:	North York
Legal Description:	PLAN 2399 W PT LOT 165		

Notice was given and a Public Hearing was held on Thursday, March 23, 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 10.20.40.10.(2), By-law No. 569-2013**

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.

The proposed height of the west side exterior main wall facing a side lot line is 7.85m.

**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. 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.

**5. Section 13.2.1, By-law No. 7625**

The minimum required lot frontage is 15.00m.

The existing lot frontage is 13.72m.

**6. Section 13.2.2, By-law No. 7625**

The minimum required lot area is 550.00m<sup>2</sup>.

The existing lot area is 467.99m<sup>2</sup>.

**7. Section 13.2.3(a), By-law No. 7625**

The minimum required front yard setback is 7.50m.

The proposed front yard setback is 6.08m.

**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 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.

**10. 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.

**11. Section 13.2.6, By-law No. 7625**

The maximum permitted building height is 8.80m.

The proposed building height is 9.19m.

**12. Section 6(30), By-law No. 7625**

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is **1.75m**.

**13. 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.

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:**

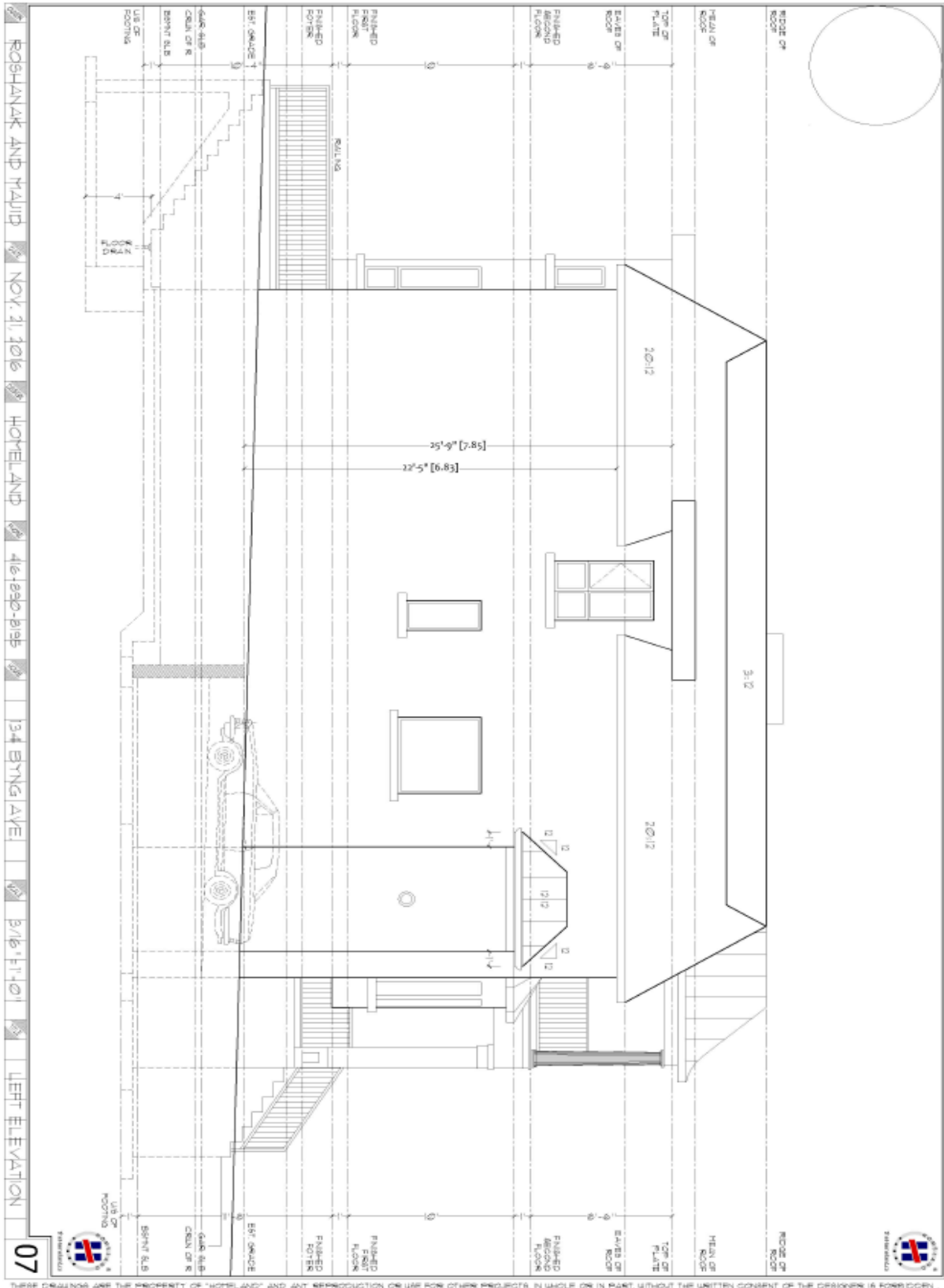
**The Minor Variance Application is Approved on Condition**

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 property being developed essentially in accordance with the west side elevation attached to this decision. *Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.*



## SIGNATURE PAGE

File Number: A0050/17NY  
Owner: MAJID BAHADORKHAN  
Agent: HOMELAND  
Property Address: **134 BYNG AVE**  
Legal Description: PLAN 2399 W PT LOT 165

Zoning: RD/R4 [ZZC]  
Ward: Willowdale (23)  
Heritage: Not Applicable  
Community: North York

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0051/17NY	Zoning	RD/R6 [BLD]
Owner(s):	ISMAIL MURATI VASILIKA MURATI	Ward:	York Centre (09)
Agent:	ARCHITALCAN	Heritage:	Not Applicable
Property Address:	<b>23 KATHERINE RD</b>	Community:	North York
Legal Description:	PLAN 1764 E PT LOT 211		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To demolish the existing structure and construct a new two-storey detached dwelling.

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

**1. Chapter 10.5.40.10 (5), Zoning By-law 569-2013**

A minimum of 10.00m<sup>2</sup> of the first floor must be within 4.00m of the main front wall.  
The proposed first floor corridor is 8.32m<sup>2</sup> within 4.00m of the main front wall.

**2. Chapter 10.5.30.40(2), By-law No. 569-2013**

The maximum lot coverage for decks is 5.00% of the lot area.  
The proposed lot coverage for the deck is 6.09% of the lot area.

**3. Chapter 10.20.40.10.(7), By-law No. 569-2013**

The maximum permitted width of dormers is 40.00% of the total width of the building's main wall.  
The proposed south elevation dormer will be 49.32% of the total width of the building's main wall.

**4. Chapter 10.20.40.10.(7), By-law No. 569-2013**

The maximum permitted width of dormers is 40.00% of the total width of the building's main wall.  
The proposed north elevation dormer will be 53.42% of the total width of the building's main wall.

**5. Chapter 10.20.40.70.(6), By-law No. 569-2013**

The minimum required side yard setback is 3.000m for a corner lot where the required minimum lot frontage is 12.000m or more.  
The proposed side yard setback is 1.803m.

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

The maximum permitted building length is 15.30m.

The proposed building length is 15.57m.

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

The maximum projection for stairs in the rear yard setback is 2.100m from the rear main wall.

The proposed projection for the stairs is 4.013m from the rear main wall.

**8. Section 6(24)(c), Zoning By-law No. 7625**

The maximum projection for decks in the rear yard setback is 2.10m from the rear main wall.

The proposed projection for the deck is 3.60m from the rear main wall.

**9. Section 6(24)(a), By-law No. 7625**

The maximum lot coverage for decks is 5.00% of the lot area.

The proposed lot coverage for the deck is 6.09% 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:	A0051/17NY	Zoning	RD/R6 [BLD]
Owner:	ISMAIL MURATI VASILKA MURATI	Ward:	York Centre (09)
Agent:	ARCHITALCAN	Heritage:	Not Applicable
Property Address:	<b>23 KATHERINE RD</b>	Community:	North York
Legal Description:	PLAN 1764 E PT LOT 211		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0052/17NY	Zoning	R4/RD(waiver)
Owner(s):	MOHAMMAD MEHDI DODGOO MAHVASH MODARESSI	Ward:	Eglinton-Lawrence (15)
Agent:	MEMAR CONSULTANTS INC	Heritage:	Not Applicable
Property Address:	<b>160 VIEWMOUNT AVE</b>	Community:	North York
Legal Description:	PLAN 1766 LOT 206		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached residential dwelling.

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

1. **Chapter 10.20.40.10 (2) (B)(ii), Zoning By-law 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 side exterior main walls facing a side lot line is **8.8m**.
2. **Section 13.2.6, Zoning By-law 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is **9.8m**.
3. **Section 6(30)a, Zoning By-law 7625**  
The maximum finished first floor height is 1.5m.  
The proposed finished first floor height is **2.3m**.
4. **Section 13.2.5A, Zoning By-law 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 17.00m.

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 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 side exterior wall height that is 8.8m make up no more than 10% of the roof line.
2. Submission of a complete application for permit to injure or remove privately owned trees.

## SIGNATURE PAGE

File Number:	A0052/17NY	Zoning	R4/RD(waiver)
Owner:	MOHAMMAD MEHDI DODGOO MAHVASH MODARESSI	Ward:	Eglinton-Lawrence (15)
Agent:	MEMAR CONSULTANTS INC	Heritage:	Not Applicable
Property Address:	<b>160 VIEWMOUNT AVE</b>	Community:	North York
Legal Description:	PLAN 1766 LOT 206		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0053/17NY	Zoning	RD(f15.0;a550)(x5)/R4 [ZZC]
Owner(s):	ARTHUR EISENBAUM	Ward:	York Centre (10)
Agent:	MICHAEL COGAN	Heritage:	Not Applicable
Property Address:	<b>130 FAYWOOD BLVD</b>	Community:	North York
Legal Description:	PLAN 3293 SPT NPT 1		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached residential dwelling.

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

**1. Chapter 10.5.40.70 (1)(A), Zoning By-law No. 569-2013**

The minimum required front yard setback is 7.68 m.

The proposed front yard setback is 6.05 m.

**2. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**

A)(i) The permitted maximum height of all front exterior main walls is 7.5 m for no less than 60% of the total width of the front main walls.

56.1 % of the front main wall is at a height of 7.5 m, 43.9% of the front main wall is at a height greater than 7.5 m (8.83 m).

**3. 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 **33 percent** of the lot area.

**4. Chapter 10.20.40.10.(3), Zoning By-law No. 569-2013**

A) The permitted maximum number of storeys is 2.

The proposed number of storeys is 3.

**5. Chapter 10.20.40.50.(1), Zoning By-law No. 569-2013**

B) The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m<sup>2</sup>.

The proposed area of each platform at or above the second storey is 13.36 m<sup>2</sup>.

**6. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**

(A)Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The proposed north side yard setback is 1.22 m.

**7. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**

(A)Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 m.  
The proposed south side yard setback is **1.68m**.

**8. Section 13.2.6A, Zoning By-law No. 7625**

The maximum permitted balcony area is 3.8 m<sup>2</sup>.  
The proposed balcony area is 13.36 m<sup>2</sup>.

**9. Section 13.2.3(a), Zoning By-law No. 7625**

The minimum required front yard setback is 6.5 m.  
The proposed front yard setback is 6.05 m.

**10. Section 13.2.3(b), Zoning By-law No. 7625**

The minimum required side yard setback is 1.8 m.  
The proposed north side yard setback is 1.22 m.

**11. Section 13.2.3(b), Zoning By-law No. 7625**

The minimum required side yard setback is 1.8 m.  
The proposed south side yard setback is **1.68m**.

**12. Section 13.2.4, Zoning By-law No. 7625**

The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is **33.50%** of the lot area.

**13. Section 13.2.6, Zoning By-law No. 7625**

The maximum permitted building height is 8.8 m.  
The proposed building height is 9.18 m.

**14. Section 13.2.6, Zoning By-law No. 7625**

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

**15. Section 6(30)a, Zoning By-law No. 7625**

The maximum finished first floor height is 1.5 m.  
The proposed finished first floor height is 1.56 m.

**16. Section 13.2.2, Zoning By-law No. 7625**

The minimum required lot area is 550 m<sup>2</sup>.  
The (existing) proposed lot area is 508.6 m<sup>2</sup>.

**17. Section 6(9)(l), Zoning By-law No. 7625**

Balconies are permitted to project 1.6 m into a minimum rear yard setback.  
The proposed balcony at the rear projects 2.68 m into the required minimum rear yard setback.

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:**



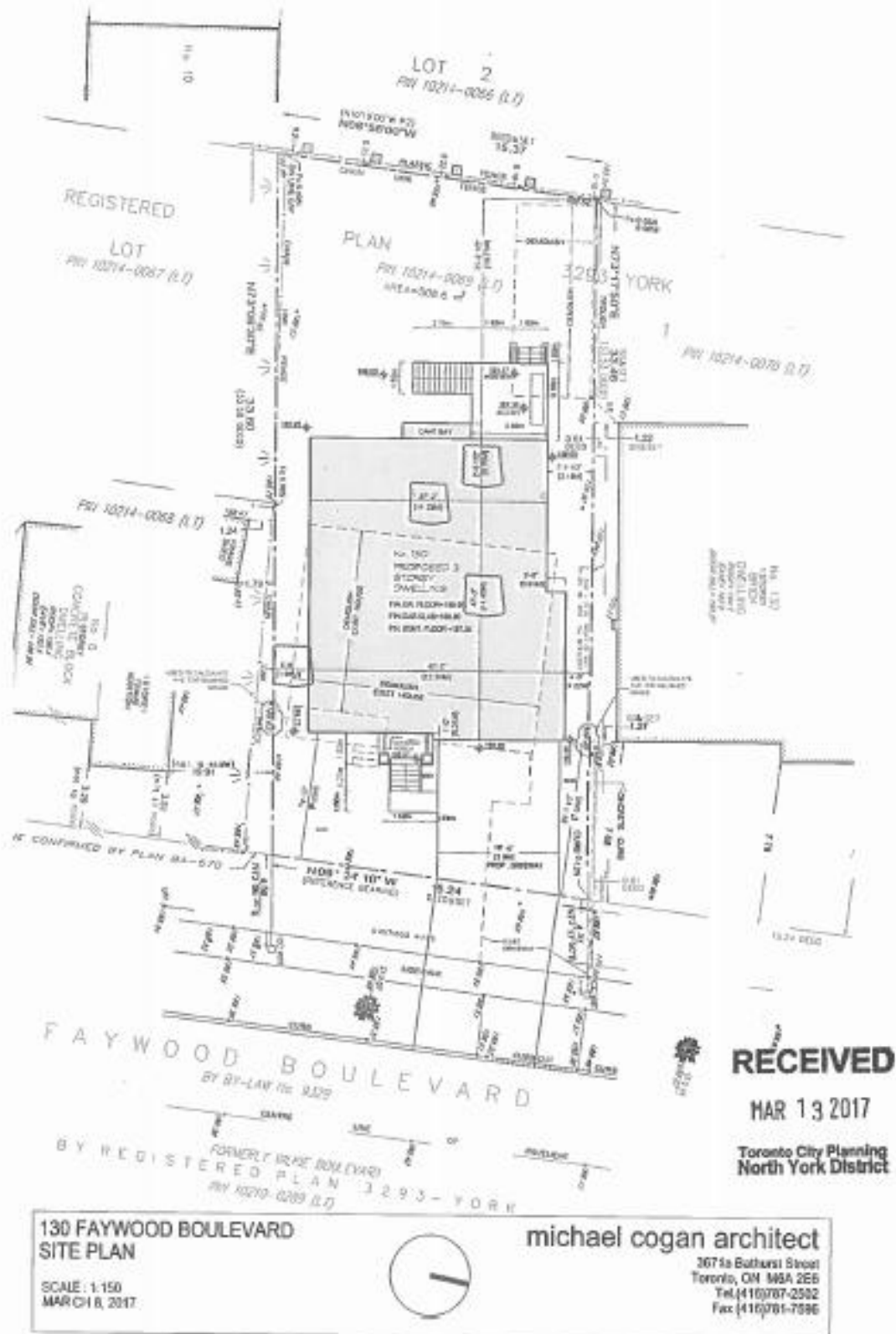
### **The Minor Variance Application is Approved on Condition**

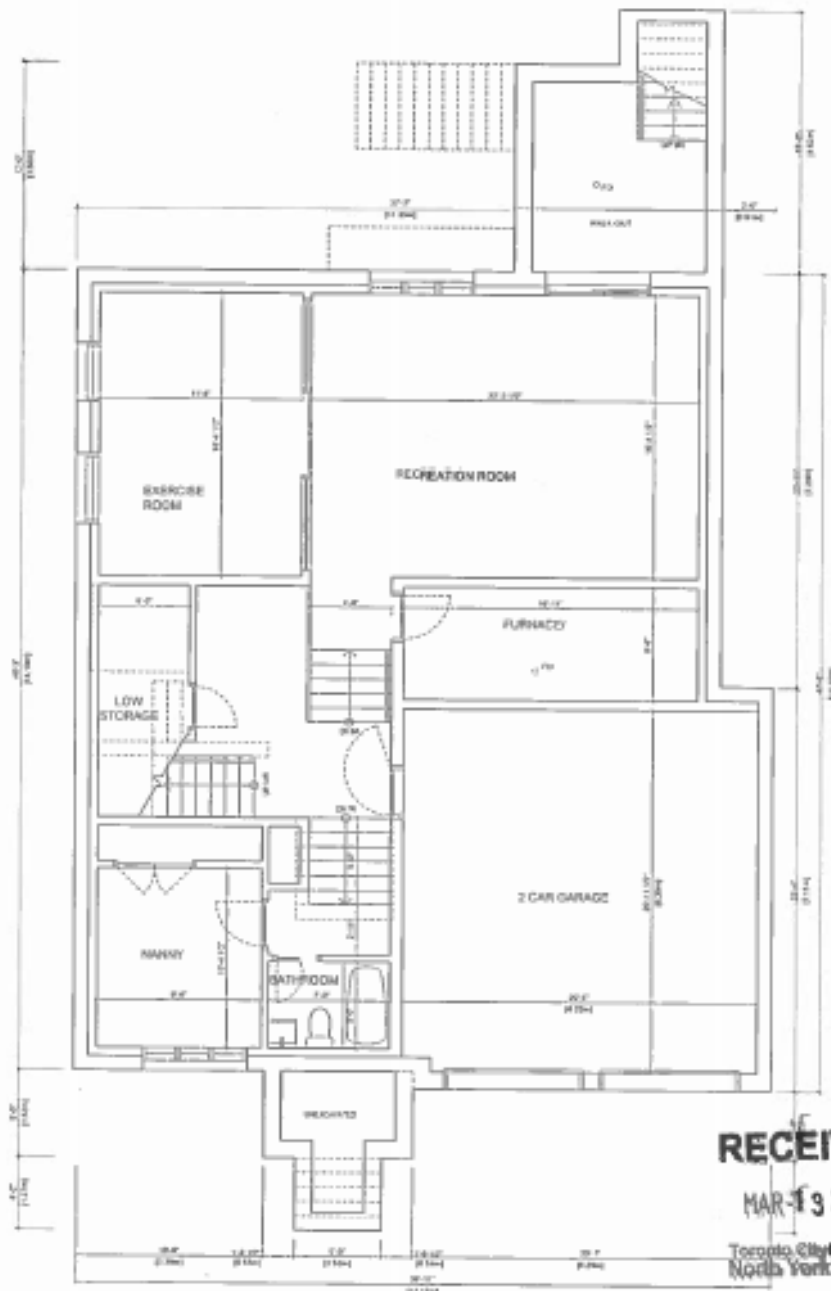
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- 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 site plan, east elevation, and basement floor plan drawings submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division, March 13, 2017.  
*Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.*





**RECEIVED**

MAR 13 2017

Toronto City Planning  
North York District

**130 FAYWOOD BOULEVARD  
BASEMENT FLOOR**

SCALE: 3/16"  
MARCH 8, 2017



**michael cogan architect**

3671a Bathurst Street  
Toronto, ON M6A 2E6  
Tel: (416) 773-2532  
Fax: (416) 771-7595



## SIGNATURE PAGE

File Number:	A0053/17NY	Zoning	RD(f15.0;a550)(x5)/R4 [ZZC]
Owner:	ARTHUR EISENBAUM	Ward:	York Centre (10)
Agent:	MICHAEL COGAN	Heritage:	Not Applicable
Property Address:	<b>130 FAYWOOD BLVD</b>	Community:	North York
Legal Description:	PLAN 3293 SPT NPT 1		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0054/17NY	Zoning	RD/R3 [ZZC]
Owner(s):	JIANPING XU	Ward:	York Centre (10)
Agent:	ALERA ENGINEERING AND CONSTRUCTION INC	Heritage:	Not Applicable
Property Address:	<b>12 HEARTHSTONE CRES</b>	Community:	North York
Legal Description:	PLAN 5249 LOT 34		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished. Further to the previous public hearing notice, additional variances have been included in the application as outlined below.

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

- 1. Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all front exterior main walls is 7.50m.  
The proposed height of the front exterior main wall is 7.75m.
- 2. Chapter 10.5.40.60.(6), By-law No. 569-2013**  
The maximum a bay window can project from a main wall of a building is 0.75m.  
The proposed bay window would project 0.76m from the main wall.
- 3. Chapter 10.20.40.20.(2), By-law No. 569-2013**  
The maximum permitted building length is 17.000m.  
The proposed building length is 18.745m.
- 4. Chapter 10.20.40.10.(2) By-law No. 569-2013**  
The maximum permitted height of side exterior main walls is 7.50m.  
The proposed height of the east side exterior main wall is 7.75m
- 5. Chapter 10.20.40.10.(2) By-law No. 569-2013**  
The maximum permitted height of side exterior main walls is 7.50m.  
The proposed height of the west side exterior main wall is 7.75m
- 6. Section 12.7, Zoning By-law No. 7625**  
The maximum permitted building height is 8.80m.

The proposed building height is **9.30m**.

**7. Section 12.5A, By-law No. 7625**

The maximum permitted building length is 16.80m.

The proposed building length is 17.97m.

**9. Section 6(24)c, Zoning By-law No. 7625**

The permitted encroachment for a deck is 2.100m.

The proposed encroachment for the deck is 3.657m.

**10. Section 6(9), By-law No. 7625**

The maximum permitted eave projection is 0.500m.

The proposed projection of eaves is 0.508m.

**11. Section 6(9), By-law No. 7625**

The maximum permitted projection of a bay window is 0.60m.

The proposed bay window will project 0.76m.

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 10.20.40.10.(2), By-law No. 569-2013**

The maximum permitted height of all front exterior main walls is 7.50m.

The proposed height of the front exterior main wall is 7.75m.

**2. Chapter 10.5.40.60.(6), By-law No. 569-2013**

The maximum a bay window can project from a main wall of a building is 0.75m.

The proposed bay window would project 0.76m from the main wall.

**3. Chapter 10.20.40.20.(2), By-law No. 569-2013**

The maximum permitted building length is 17.000m.

The proposed building length is 18.745m.

**4. Chapter 10.20.40.10.(2) By-law No. 569-2013**

The maximum permitted height of side exterior main walls is 7.50m.

The proposed height of the east side exterior main wall is 7.75m

**5. Chapter 10.20.40.10.(2) By-law No. 569-2013**

The maximum permitted height of side exterior main walls is 7.50m.

The proposed height of the west side exterior main wall is 7.75m

**7. Section 12.5A, By-law No. 7625**

The maximum permitted building length is 16.80m.

The proposed building length is 17.97m.

**9. Section 6(24)c, Zoning By-law No. 7625**

The permitted encroachment for a deck is 2.100m.  
The proposed encroachment for the deck is 3.657m.

**10. Section 6(9), By-law No. 7625**

The maximum permitted eave projection is 0.500m.  
The proposed projection of eaves is 0.508m.

**11. Section 6(9), By-law No. 7625**

The maximum permitted projection of a bay window is 0.60m.  
The proposed bay window will project 0.76m.

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 12.7, Zoning By-law No. 7625**

The maximum permitted building height is 8.80m.  
The proposed building height is **9.30m**.

**8. Section 6(30)a, Zoning By-law No. 7625**

The maximum finished first floor height is 1.50m.  
The proposed finished first floor height is **1.93m**.

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:	A0054/17NY	Zoning	RD/R3 [ZZC]
Owner:	JIANPING XU	Ward:	York Centre (10)
Agent:	ALERA ENGINEERING AND CONSTRUCTION INC	Heritage:	Not Applicable
Property Address:	<b>12 HEARTHSTONE CRES</b>	Community:	North York
Legal Description:	PLAN 5249 LOT 34		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0056/17NY	Zoning	RD (Waiver)
Owner(s):	THULA KOUNELAS KONSTANTINOS BOROVILLOS	Ward:	Don Valley East (34)
Agent:	AXIS PLANNING & DEVELOPMENT CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>2 TUFTON CRES</b>	Community:	North York
Legal Description:	PLAN M683 LOT 187		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct front, back and second floor additions on to the existing dwelling.

**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 1.80m.  
The proposed east side yard setback is **1.50m**.
- 2. Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.80m.  
The proposed building length is 17.63m.
- 3. Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is 10.12m.
- 4. Section 13.2.6, By-law No. 7652**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
- 5. Section 6(30)a, Zoning By-law No. 7625**  
The maximum finished first floor height is 1.50m.  
The proposed finished first floor height is 2.89m.

**6. Section 6(9)(c), By-law No. 7625**

The exterior stairway, wheelchair ramp and porch and deck less than 2.30m<sup>2</sup> are permitted to project into one minimum side yard setback but not more than 1.60m.

The proposed stairs and deck project **2.00m** into the east sideyard setback.

**7. Section 13.2.3(b), By-law No. 7625**

The minimum required east side yard setback is 1.80m.

The proposed east side yard setback is **1.50m**.

**8. Section 13.2.3(b), By-law No. 7625**

For a reverse corner lot, the minimum sideyard setback is 3.00m .

The proposed west side setback is 2.84m.

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:	A0056/17NY	Zoning	RD (Waiver)
Owner:	THULA KOUNELAS KONSTANTINOS BOROVILOS	Ward:	Don Valley East (34)
Agent:	AXIS PLANNING & DEVELOPMENT CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>2 TUFTON CRES</b>	Community:	North York
Legal Description:	PLAN M683 LOT 187		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

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Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0057/17NY	Zoning	RD/R5 [ZZC]
Owner(s):	TAYFUN SUREN	Ward:	York Centre (09)
Agent:	KBK STUDIOS INC	Heritage:	Not Applicable
Property Address:	<b>68 FORTHBRIDGE CRES</b>	Community:	North York
Legal Description:	PLAN 4245 L 389		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

Proposed side and second storey addition with integral garage.

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

- 1. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 7.79m.  
The proposed front yard setback is 7.33m.
- 2. Chapter 10.20.40.70.(3)(D), By-law No. 569-2013**  
The minimum required east side yard setback is 1.5m.  
The proposed east side yard setback is 1.4m.
- 3. Section 14.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.8m.
- 4. Section 14.2.3(b), Zoning By-law No. 7625**  
The minimum required east side yard setback is 1.8m.  
The proposed east side yard setback is 1.4m.

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:	A0057/17NY	Zoning	RD/R5 [ZZC]
Owner:	TAYFUN SUREN	Ward:	York Centre (09)
Agent:	KBK STUDIOS INC	Heritage:	Not Applicable
Property Address:	<b>68 FORTHBRIDGE CRES</b>	Community:	North York
Legal Description:	PLAN 4245 L 389		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0058/17NY	Zoning	
Owner(s):	LINA SOBERANO	Ward:	Eglinton-Lawrence (16)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>295 JOICEY BLVD</b>	Community:	North York
Legal Description:	PLAN 1831 W PT LOT 35		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two storey dwelling with attached garage.

**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 34.40% of the lot area.
- 2. Chapter 10.20.40.10.(2)(B)(ii), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.  
The proposed height of the side exterior main walls facing a side lot line is 8.86m.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 5.97m.  
The proposed front yard setback is 5.94m.
- 4. Section 6(9), By-law No. 7625**  
The maximum permitted front stair projection is 2.01m.  
The proposed front stair projection is 2.54m.
- 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 34.4% of the lot area.
- 6. Section 14-A(8), By-law No. 7625**  
The maximum permitted building height is 8.80m.  
The proposed building height is **9.53m**.



**7. Section 7.4 B, By-law No. 7625**

The minimum required front yard soft landscaping is 75%.

The proposed front yard soft landscaping is 72%.

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 driveway for the proposed dwelling to be constructed of permeable pavers.

## SIGNATURE PAGE

File Number:	A0058/17NY	Zoning	
Owner:	LINA SOBERANO	Ward:	Eglinton-Lawrence (16)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>295 JOICEY BLVD</b>	Community:	North York
Legal Description:	PLAN 1831 W PT LOT 35		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

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Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0059/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	HAMIDEH PARSA ZKLOCHEH	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>348 BETTY ANN DR</b>	Community:	North York
Legal Description:	PLAN 4598 LOT 5		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To demolish existing dwelling and construct a new two-storey single-family dwelling

**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 west side yard setback is 1.56m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 30% of the lot area: 199.5m<sup>2</sup>.  
The proposed lot coverage is 31.8% of the lot area: 211.1m<sup>2</sup>.
- 3. Section 13.2.4, By-Law 7625.**  
The maximum permitted coverage is 30% of the lot area.  
The proposed dwelling coverage is 31.8% of the lot area.
- 4. Section 13.2.6, By-law 7625**  
The maximum permitted building height is 8.8 m.  
The new dwelling will have a height of 9.11 m.
- 5. Section 13.2.5.A, By-law 7625**  
The maximum permitted building length is 16.8 m.  
The proposed building length is 17.83m.
- 6. 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 1.56m.

**7. Section 6(30)a, By-law No. 7625**

The maximum permitted finished first floor height is 1.5m.

The proposed finished first floor height is 1.81m.

**8. Section 6(24), By-law No. 7625**

Decks greater than 1m in height may not project more than 2.1m from the wall.

The proposed deck projects 2.74m from the wall.

**9. Section 6(9)(b), Zoning By-law No. 7625**

Exterior stairways shall be permitted to project into the front yard setback not more than 2.1m.

The proposed front stairs project 2.3m.

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.

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. 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:	A0059/17NY	Zoning	RD/R4 [ZZC]
Owner:	HAMIDEH PARSA ZKLOCHEH	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>348 BETTY ANN DR</b>	Community:	North York
Legal Description:	PLAN 4598 LOT 5		

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Wayne McEachern (signed)

---

Denise Graham (signed)

---

Giacomo Tonon (signed)

---

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A1108/16NY	Zoning	RD(f150;a550)(x5) & R4 (ZR)
Owner(s):	PARISA SOBHANI	Ward:	Willowdale (24)
Agent:	ELMIRA ZARRABI	Heritage:	Not Applicable
Property Address:	<b>27 WHITTAKER CRES</b>	Community:	North York
Legal Description:	PLAN 4794 LOT 13		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- 1. Chapter 10.5.40.70(1)(B), Zoning By-law No. 569-2013**  
The minimum required front yard setback is 9.53 m.  
The proposed front yard setback is 7.5 m.
- 2. 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 32 percent of the lot area.
- 3. Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**  
B)(ii) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.  
The proposed height of the side exterior main wall facing the south side lot line is **7.98m**.
- 4. Section 13.2.4, Zoning By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 32% of the lot area.
- 5. Section 13.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 8.8 m.  
The proposed building height is **9.10m**.

**6. Section 6(30)a, Zoning By-law No. 7625**

The maximum finished first floor height is 1.5 m.

The proposed finished first floor height is 1.66 m.

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:**

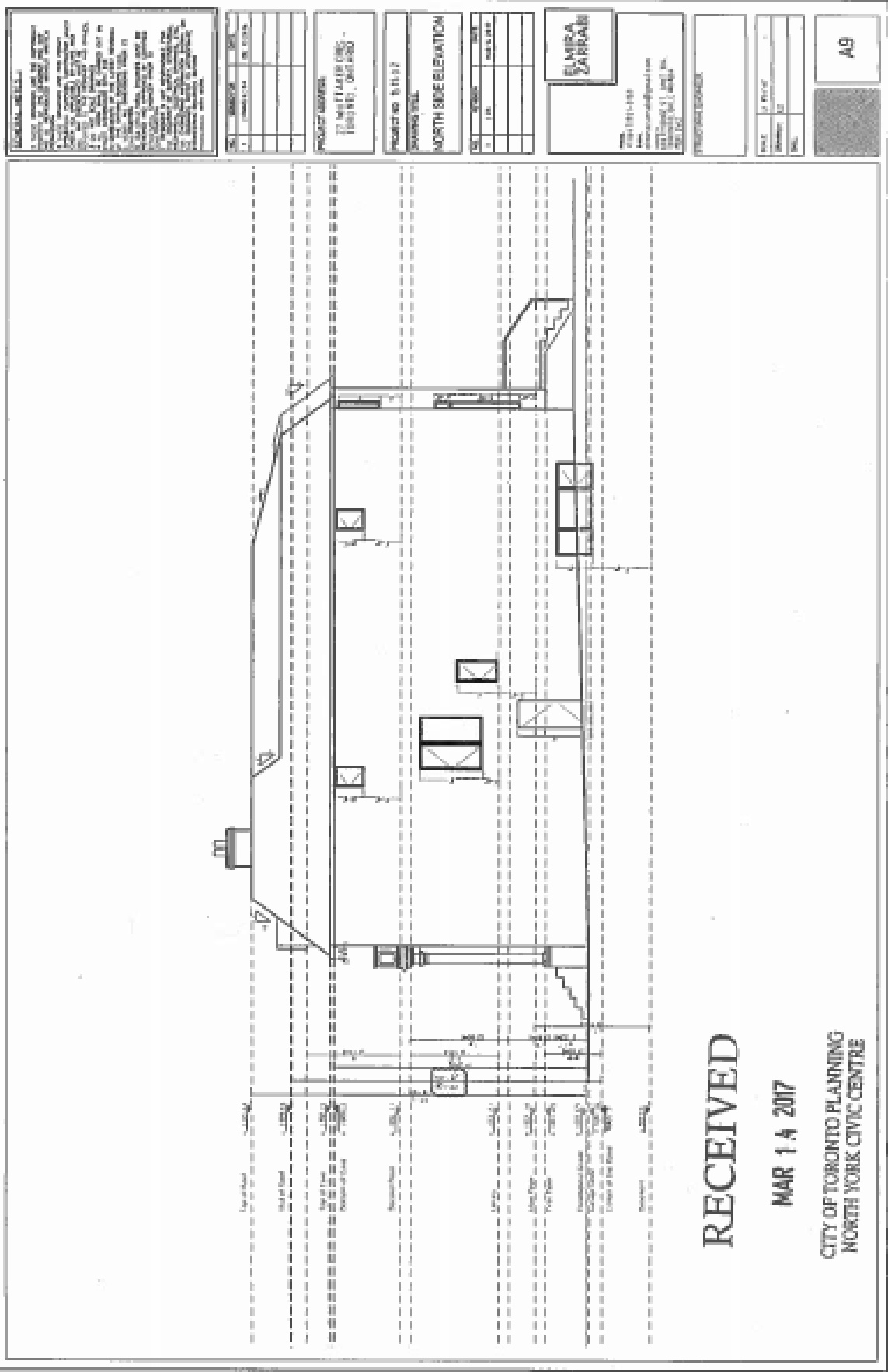
**The Minor Variance Application is Approved on Condition**

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 proposal be developed in accordance with the South Side Elevation and North Side Elevation drawings submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, March 14, 2017. *Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.*





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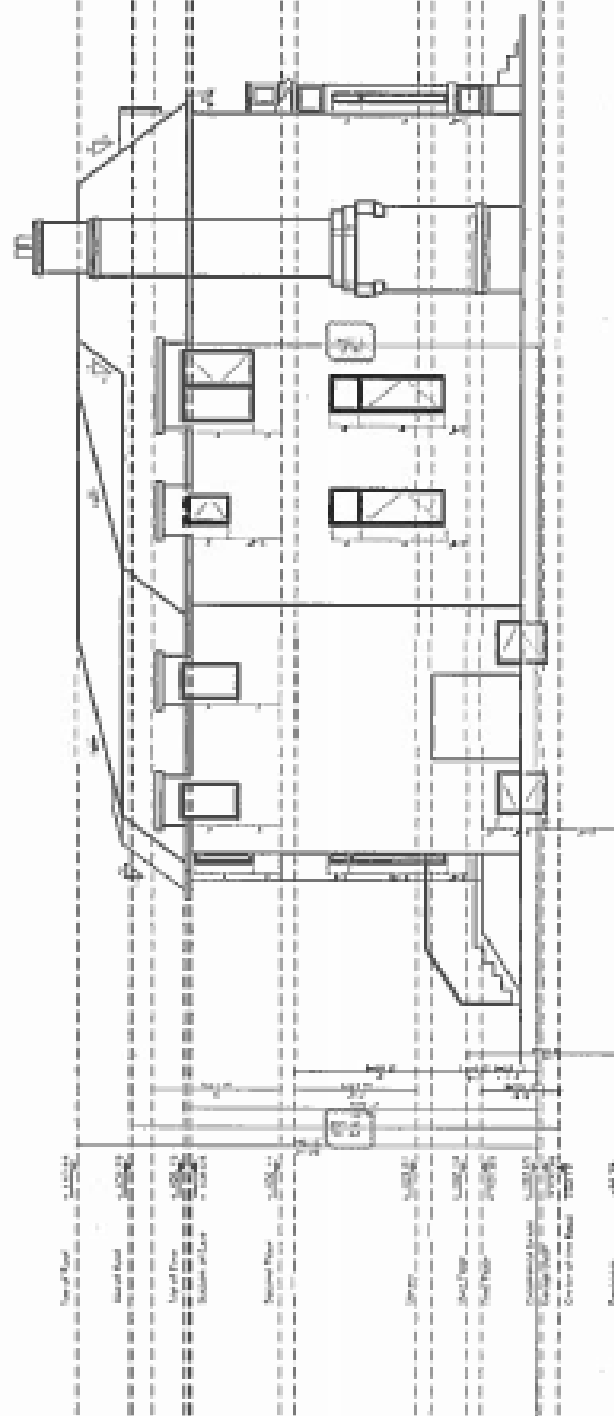
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100

Cost	100000
Revenue	200000
Profit	100000



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MAR 14 2017

CITY OF TORONTO PLANNING  
NORTH YORK CIVIC CENTRE

## SIGNATURE PAGE

File Number:	A1108/16NY	Zoning	RD(f150;a550)(x5) & R4 (ZR)
Owner:	PARISA SOBHANI	Ward:	Willowdale (24)
Agent:	ELMIRA ZARRABI	Heritage:	Not Applicable
Property Address:	<b>27 WHITTAKER CRES</b>	Community:	North York
Legal Description:	PLAN 4794 LOT 13		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 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](http://www.omb.gov.on.ca).

Thursday, March 23, 2017

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

File Number:	A0085/17NY	Zoning	R1S Z0.6(ZR)
Owner(s):	MARGARITA ZAVIDONOVA ALEXANDRE ANANIEV	Ward:	Don Valley West (25)
Agent:	NATALIA ANANIEVA	Heritage:	Not Applicable
Property Address:	<b>288 ERSKINE AVE</b>	Community:	Toronto
Legal Description:	PLAN M257 LOT 72		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling and a new detached garage.

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

- 1. Section 4(2), Zoning By-law No. 438-86**  
The bylaw permits a maximum height of 9.0 m.  
The proposed height will be 9.94 m.
- 2. Section 6(3) Part II 2(II), Zoning By-law No. 438-86**  
The by-law requires a building on an inside lot to have a minimum front lot line setback of 6.24 m.  
The proposed front lot line setback is 4.66 m.
- 3. Section 6(3) Part II 3.B(II), Zoning By-law No. 438-86**  
The by-law requires a detached house in a R1S district to have a minimum side lot line setback of 0.9 m for that portion of the building not exceeding 17.0 m in depth.  
The proposed east side lot line setback is 0.20 m.
- 4. Section 6(3) Part II 3.B(II), Zoning By-law No. 438-86**  
The by-law requires a detached house in an R1S district, to have a minimum side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.  
The proposed side lot line setback is 1.53 m on the west side.

**5. Section 6(3) Part II 3.B(II), Zoning By-law No. 438-86**

The by-law requires a detached house in an R1S district, to have a minimum side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.

The proposed side lot line setback is 0.20 m on the east side.

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:	A0085/17NY	Zoning	R1S Z0.6(ZR)
Owner:	MARGARITA ZAVIDONOVA ALEXANDRE ANANIEV	Ward:	Don Valley West (25)
Agent:	NATALIA ANANIEVA	Heritage:	Not Applicable
Property Address:	<b>288 ERSKINE AVE</b>	Community:	Toronto
Legal Description:	PLAN M257 LOT 72		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

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Dan Antonacci  
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Thursday, March 23, 2017

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

File Number:	A0086/17NY	Zoning	R (f7.5; d0.6) (x604) / R2 Z0.6 [ZZC]
Owner(s):	LARYSA SOLODOVA	Ward:	Eglinton-Lawrence (16)
Agent:	LARYSA SOLODOVA	Heritage:	Not Applicable
Property Address:	<b>166 BEDFORD PARK AVE</b>	Community:	Toronto
Legal Description:	PLAN M108 LOT 667		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To permit the three-storey dwelling currently under construction. Please note, a previous application (File # A0179/16NY) with respect to the subject property, was before the Committee of Adjustment on Thursday, April 7, 2016, which was ultimately approved on condition.

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

**1. Chapter 10.10.40.70.(4), By-law No. 569-2013**

The minimum required side yard setback is 0.45m.

The west side yard setback is 0.32m.

**2. Section 6(3) Part II 3.B(II), By-law No. 438-86**

The by-law requires that the building be located no closer than 1.20m to the portion of the side wall of an adjacent building that contains openings.

The dwelling is located 1.12m from the adjacent building to the west (No. 168 Bedford Park Avenue).

**3. Section 6(3) Part II 3.B(II), By-law No. 438-86**

The minimum required side yard setback is 0.45m for the portion of the dwelling not exceeding 17.00m in depth, where the side walls contain no openings.

The proposed west side yard setback is 0.32m.

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:	A0086/17NY	Zoning	R (f7.5; d0.6) (x604) / R2 Z0.6 [ZZC]
Owner:	LARYSA SOLODOVA	Ward:	Eglinton-Lawrence (16)
Agent:	LARYSA SOLODOVA	Heritage:	Not Applicable
Property Address:	<b>166 BEDFORD PARK AVE</b>	Community:	Toronto
Legal Description:	PLAN M108 LOT 667		

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Wayne McEachern (signed)

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Rick Ross (signed)

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Giacomo Tonon (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, March 23, 2017

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

File Number:	A0090/17NY	Zoning	MCR T3.0 C2.0 R2.5/Cr 3.0 (c2.0;r2.5) SS2(ZR)
Owner(s):	ERRI HOLDINGS INC	Ward:	Eglinton-Lawrence (16)
Agent:	ARCHDESIGN ARCHITECTS	Heritage:	Not Applicable
Property Address:	<b>3234 YONGE ST</b>	Community:	North York
Legal Description:	PLAN 1501 PT LOTS 400 & 479		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a three-storey rear addition to create three additional residential units in an existing residential and commercial building.

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

- Chapter 40.10.40.70.(2), Zoning By-law No. 569-2013**  
(B)(ii) Where the rear lot line abuts a lane, the building must be set back 7.5 m from the lot line of the lot abutting the lane on the opposite side of the lane.  
The proposed building is setback 5.6 m from the lot line of the lot abutting the lane on the opposite side of the lane.
- Section 8(3) Part II 4(A), Zoning By-law No. 438-86**  
The required minimum setback is 7.5 m from a lot in a residential district.  
The proposed building is set back 5.6 m from a lot in an R district.
- Section 4(4) (b), Zoning By-law No. 438-86**  
The required minimum number of parking spaces is 5.  
There will be two parking spaces.

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:	A0090/17NY	Zoning	MCR T3.0 C2.0 R2.5/Cr 3.0 (c2.0;r2.5) SS2(ZR)
Owner:	ERRI HOLDINGS INC	Ward:	Eglinton-Lawrence (16)
Agent:	ARCHDESIGN ARCHITECTS	Heritage:	Not Applicable
Property Address:	<b>3234 YONGE ST</b>	Community:	North York
Legal Description:	PLAN 1501 PT LOTS 400 & 479		

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Wayne McEachern (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, March 30, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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