

February 9, 2017

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

PLEASE NOTE:

Applications Deferred *sine die*:

- Item 6. - 15 Hi Mount Dr, A1028/16NY
- Item 30. - 181 Dell Park Ave., A1055/16NY
- Item 33. - 6 Revcoe Dr., A1058/16NY
- Item 36. - 67 Burbank Dr., A1061/16NY

Thursday, February 9, 2017

NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number:	B0071/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	52 NORTON AVE	Community:	North York
Legal Description:	PLAN 2400 LOT 285		

Notice was given and the application considered on Thursday, February 9, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever a portion of the land for the purpose of a lot addition to create a new building lot.

RETAINED - Part 1**Address to be assigned**

Part 1 has a lot frontage of 9.76m and a lot area of 412.02m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A1129/15NY.

CONVEYED - Part 2**Address to be assigned**

Part 2 has a lot frontage of 5.48m and a lot area of 231.38m². Part 2 will be added to the Part 3 (severed from B0014/16NY) to create a new building lot with a frontage of 10.35m and a lot area of 437.3m². Parts 2 and 3 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A1130/15NY.

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 Consent Application is Refused

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

File Number:	B0071/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	52 NORTON AVE	Community:	North York
Legal Description:	PLAN 2400 LOT 285		

Beth Levy (signed)

Denise Graham (signed)

Wayne McEachern (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 8, 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.

NOTE: Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Thursday, February 9, 2017

NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number:	B0014/16NY	Zoning	R4/RD(f15.0;a550)(x5)(waiver)
Owner(s):	PANTEHA ESHTIAGHI MARYAM SHAYSTEH-ALAM	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	56 NORTON AVE	Community:	North York
Legal Description:	PLAN 2400 LOTS 287 & 288		

Notice was given and the application considered on Thursday, February 9, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever a portion of the land for the purpose of a lot addition to create a new building lot.

RETAINED - Part 4**Address to be assigned**

Part 4 has a lot frontage of 10.36m and a lot area of 438.04m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A1130/15NY.

CONVEYED - Part 3**Address to be assigned**

Part 3 has a lot frontage of 4.97m and a lot area of 205.92m². Part 3 will be added to Part 2 (severed from B0071/15NY) to create a new building lot with a frontage of 10.35m and a lot area of 437.3m². Parts 2 and 3 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0260/16NY.

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 Consent Application is Refused

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

File Number:	B0014/16NY	Zoning	R4/RD(f15.0;a550)(x5)(waiver)
Owner(s):	PANTEHA ESHTIAGHI MARYAM SHAYSTEH-ALAM	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	56 NORTON AVE	Community:	North York
Legal Description:	PLAN 2400 LOTS 287 & 288		

Beth Levy (signed)

Denise Graham (signed)

Wayne McEachern (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 8, 2017

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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1129/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	52 NORTON AVE (PART 1)	Community:	North York
Legal Description:	PLAN 2400 LOT 285		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m.
Proposed west side yard of 1.2m.
- 2. Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m
Proposed east side yard of 1.2m.
- 3. Chapter 10.5.40.10 (5), Zoning By-law 569-2013**
A minimum of 10m² of the 1st floor must be within 4m of the main front wall.
The proposed first floor within 4m of the main front wall is 6.6m².
- 4. Chapter 10.5.40.60 (1), Zoning By-law 569-2013**
The minimum required for this zone is 1.8m to the east side property line.
Proposed front porch is **1.5m** to the east side property line.
- 5. Chapter 10.20.30.20, Zoning By-law 569-2013**
A minimum lot frontage of 15m is required.
Proposed lot frontage of 9.76m.

6. **Chapter 10.20.30.10, Zoning By-law 569-2013**
A minimum lot area of 550m² is required.
Proposed lot area of 412.02m².
7. **Section 13.2.1 & 6(8), Zoning By-law 7625**
The minimum required lot frontage & width is 15m
Proposed lot frontage & width of 9.76m.
8. **Section 13.2.2, Zoning By-law 7625**
Minimum required lot area is 550m².
Proposed lot area of 412.02m².
9. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed west side yard of 1.2m.
10. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed east side yard of 1.2m

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:	A1129/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner:	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	52 NORTON AVE (PART 1)	Community:	North York
Legal Description:	PLAN 2400 LOT 285		

Beth Levy (signed)

Denise Graham (signed)

Wayne McEachern (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1130/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	52 NORTON AVE (PARTS 2 & 3)	Community:	North York
Legal Description:	PLAN 2400 LOT 285		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m.
Proposed west side yard of 1.2m.
- 2. Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m
Proposed east side yard of 1.2m.
- 3. Chapter 10.5.40.60 (1), Zoning By-law 569-2013**
The minimum required for this zone is 1.8m to the west side property line.
Proposed front porch is **1.5m** to the west side property line.
- 4. Chapter 10.20.30.20, Zoning By-law 569-2013**
A minimum lot frontage of 15m is required.
Proposed lot frontage of 10.35m.
- 5. Chapter 10.20.30.10, Zoning By-law 569-2013**
A minimum lot area of 550m² is required.
Proposed lot area of 437.3m².

6. **Chapter 10.20.40.20, Zoning By-law 569-2013**
Maximum permitted building length is 17m.
Proposed building length is 17.65m.
7. **Section 13.2.1 & 6(8), Zoning By-law 7625**
The minimum required lot frontage & width is 15m
Proposed lot frontage & width of 10.35m.
8. **Section 13.2.2, Zoning By-law 7625**
Minimum required lot area is 550m².
Proposed lot area of 437.3m².
9. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed west side yard of 1.2m.
10. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed east side yard of 1.2m

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:	A1130/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner:	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	52 NORTON AVE (PARTS 2 & 3)	Community:	North York
Legal Description:	PLAN 2400 LOT 285		

Beth Levy (signed)

Denise Graham (signed)

Wayne McEachern (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
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Thursday, February 9, 2017

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

File Number:	A0260/16NY	Zoning	R4/RD(f15.0;a550)(x5)(waiver)
Owner(s):	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	56 NORTON AVE (PART 4)	Community:	North York
Legal Description:	PLAN 2400 LOTS 287 & 288		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m.
Proposed west side yard of 1.2m.
- 2. Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m
Proposed east side yard of 1.2m.
- 3. Chapter 10.5.40.60 (1), Zoning By-law 569-2013**
The minimum required for this zone is 1.8m to the west side property line.
Proposed front porch is **1.5m** to the west side property line.
- 4. Chapter 10.20.30.20, Zoning By-law 569-2013**
A minimum lot frontage of 15m is required.
Proposed lot frontage of 10.36m.
- 5. Chapter 10.20.30.10, Zoning By-law 569-2013**
A minimum lot area of 550m² is required.
Proposed lot area of 438.04m².

6. **Section 13.2.1 & 6(8), Zoning By-law 7625**
The minimum required lot frontage & width is 15m
Proposed lot frontage & width of 10.36m.
7. **Section 13.2.2, Zoning By-law 7625**
Minimum required lot area is 550m².
Proposed lot area of 438.04m².
8. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed west side yard of 1.2m.
9. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed East side yard of 1.2m

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:	A0260/16NY	Zoning	R4/RD(f15.0;a550)(x5)(waiver)
Owner:	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	56 NORTON AVE (PART 4)	Community:	North York
Legal Description:	PLAN 2400 LOTS 287 & 288		

Beth Levy (signed)

Denise Graham (signed)

Wayne McEachern (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number:	B0033/16NY	Zoning	R4/RD(f15.0; a550) (x5)(waiver)
Owner(s):	ARDESHIR OMANIAN- CHALSHOTORI	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	118 HOLLYWOOD AVE	Community:	North York
Legal Description:	PLAN 1801 LOT 264 TO 265		

Notice was given and the application considered on Thursday, February 9, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots.

Conveyed - Part 1**Address to be assigned**

The frontage is 9.14m and the lot area is 366.4m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in Committee of Adjustment file number A0468/16NY.

Retained - Part 2**Address to be assigned**

The frontage is 9.14m and the lot area is 366.4m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in Committee of Adjustment file number A0467/16NY.

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 Consent Application is Refused

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

File Number:	B0033/16NY	Zoning	R4/RD(f15.0; a550) (x5)(waiver)
Owner(s):	ARDESHIR OMANIAN- CHALSHOTORI	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	118 HOLLYWOOD AVE	Community:	North York
Legal Description:	PLAN 1801 LOT 264 TO 265		

Wayne McEachern (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 8, 2017

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Thursday, February 9, 2017

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

File Number:	A0467/16NY	Zoning	R4/RD(f15.0; a550) (x5)(waiver)
Owner(s):	ARDESHIR OMANIAN- CHALSHOTORI	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	118 HOLLYWOOD AVE (PART 1)	Community:	North York
Legal Description:	PLAN 1801 LOT 264 TO 265		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40, By-law 569-2013**
The maximum permitted coverage is 30%.
Proposed coverage of 32%.
- 2. Chapter 10.20.40.70 & Exception RD5, By-law 569-2013**
The minimum required east side yard setback is 1.8m.
Proposed east side yard setback of 0.6m.
- 3. Chapter 10.20.40.70 & Exception RD5, By-law 569-2013**
The minimum required west side yard setback is 1.8m.
Proposed west side yard setback of 1.2m.
- 4. Chapter 10.5.40.10 (5), By-law 569-2013**
A minimum of 10m² of the 1st floor must be within 4m of the main front wall.
The proposed first floor within 4m of the main front wall is 2.7m².
- 5. Chapter 10.5.40.60 (1), By-law 569-2013**
The minimum required east side lot line for the front porch for this zone is 1.8m.
Proposed front porch is 0.6m from the east side lot line.

6. **Chapter 10.20.30.20 , By-law 569-2013**
A minimum lot frontage of 15m is required
Proposed lot frontage of 9.14m.
7. **Chapter 10.20.30.10, By-law 569-2013**
The minimum lot area of 550m² is required.
Proposed lot area of 366.4m².
8. **Section 13.2.1 & 6(8), By- law 7625**
The minimum permitted lot frontage and width is 15m.
Proposed lot frontage and width of 9.14m.
9. **Section 13.2.2, By- law 7625**
The minimum required lot area is 550m².
The proposed lot area is 366.4m².
10. **Section 13.2.4, By- law 7625**
The maximum permitted lot coverage is 30%
Proposed coverage of 32%.
11. **Section 13.2.3 & 13.2.3A, By- law 7625**
The minimum permitted side yard setback is 1.5m.
Proposed east side yard setback of 0.6m.
12. **Section 13.2.3 & 13.2.3A, By- law 7625**
The minimum required west side yard setback is 1.5m
Proposed west side yard setback of 1.2m.
13. **Section 13.2.6, By- law 7625**
The maximum permitted building height is 8.8m.
Proposed building height of 9.1m.

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:	A0467/16NY	Zoning	R4/RD(f15.0; a550) (x5)(waiver)
Owner:	MARY LYNN GREER JOHN EDWARD GREER	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	118 HOLLYWOOD AVE (PART 1)	Community:	North York
Legal Description:	PLAN 1801 LOT 264 TO 265		

Wayne McEachern (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A0468/16NY	Zoning	R4/RD(f15.0; a550) (x5)(waiver)
Owner(s):	ARDESHIR OMANIAN- CHALSHOTORI	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	118 HOLLYWOOD AVE (PART 2)	Community:	North York
Legal Description:	PLAN 1801 LOT 264 TO 265		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40, By-law 569-2013**
The maximum permitted coverage is 30%.
Proposed coverage of 32%.
- 2. Chapter 10.20.40.70 & Exception RD5, By-law 569-2013**
The required west side yard setback is 1.8m.
Proposed west side yard setback of 0.6m.
- 3. Chapter 10.20.40.70 & Exception RD5, By-law 569-2013**
The minimum required east side yard setback is 1.8m
Proposed east side yard setback of 1.2m.
- 4. Chapter 10.5.40.10 (5), By-law 569-2013**
A minimum of 10m² of the 1st floor must be within 4m of the main front wall.
The proposed first floor within 4m of the main front wall is 2.7m².
- 5. Chapter 10.5.40.60 (1), By-law 569-2013**
The minimum required west side lot line for the front porch for this zone is 1.8m.
Proposed front porch is 0.6m from the west side lot line.

6. **Chapter 10.20.30.20 , By-law 569-2013**
A minimum lot frontage of 15m is required
Proposed lot frontage of 9.14m.
7. **Chapter 10.20.30.10, By-law 569-2013**
The minimum lot area of 550m² is required.
Proposed lot area of 366.4m².
8. **Section 13.2.1 & 6(8), By- law 7625**
The minimum permitted lot frontage and width is 15m.
Proposed lot frontage and width of 9.14m.
9. **Section 13.2.2, By- law 7625**
The minimum required lot area is 550m².
The proposed lot area is 366.4m².
10. **Section 13.2.4, By- law 7625**
The maximum permitted lot coverage is 30%
Proposed coverage of 32%.
11. **Section 13.2.3 & 13.2.3A, By- law 7625**
The minimum permitted side yard setback is 1.5m.
Proposed west side yard setback of 0.6m.
12. **Section 13.2.3 & 13.2.3A, By- law 7625**
The minimum permitted side yard setback is 1.5m.
Proposed east side yard setback of 1.2m.
13. **Section 13.2.6, By- law 7625**
The maximum permitted building height is 8.8m.
Proposed building height of 9.1m.

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:	A0468/16NY	Zoning	R4/RD(f15.0; a550) (x5)(waiver)
Owner:	MARY LYNN GREER JOHN EDWARD GREER	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	118 HOLLYWOOD AVE (PART 2)	Community:	North York
Legal Description:	PLAN 1801 LOT 264 TO 265		

Wayne McEachern (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1014/16NY	Zoning	RD (f15.0; a550) (x5) / R5 [WAIVER]
Owner(s):	RYAN CHONG CANDICE CHU	Ward:	Don Valley East (34)
Agent:	STEPHEN HUNT	Heritage:	Not Applicable
Property Address:	102 PLATEAU CRES	Community:	North York
Legal Description:	PLAN 4566 LOT 567		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.70.(1)(A), By-law No. 569-2013**
The minimum required front yard setback is 8.97m.
The proposed front yard setback is 8.0m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 25.0% of the lot area.
The proposed lot coverage is 28.92% of the lot area.
- 3. Section 14.2.4, By-law No. 7625**
The maximum permitted lot coverage is 25.0% of the lot area.
The proposed lot coverage is 28.92% 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:	A1014/16NY	Zoning	RD (f15.0; a550) (x5) / R5 [WAIVER]
Owner:	RYAN CHONG CANDICE CHU	Ward:	Don Valley East (34)
Agent:	STEPHEN HUNT	Heritage:	Not Applicable
Property Address:	102 PLATEAU CRES	Community:	North York
Legal Description:	PLAN 4566 LOT 567		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1026/16NY	Zoning:	RD/R6 [BLD]
Owner(s):	DANIEL AMODIO CARLA AMODIO	Ward:	Willowdale (23)
Agent:	NINA FANT ARCHITECT	Heritage:	Not Applicable
Property Address:	94 STUART AVE	Community:	North York
Legal Description:	PLAN M442 PT LOTS 78 & 79		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new one-storey addition in conjunction with a new deck to the rear of the existing two-storey dwelling.

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

- 1. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 19.82m.
- 2. Chapter 10.20.40.20.(2), By-law No. 569-2013**
The maximum permitted building length is 19.00m provided the extension to the building is located 3.00m from each side lot line.
The proposed west side yard setback is 1.83m.
- 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 19.82m.
- 4. Section 14-A(9), By-law No. 7625**
The length of a dwelling may be increased from 15.30m to 18.90m by a 2.10m one-storey extension to the rear of the dwelling if the extension is no wider than half the width of the dwelling and does not exceed 5.00m in height.
The proposed building length is 18.76m (including the rear one-storey extension of 3.52m).

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

The Minor Variance Application is Approved

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:	A1026/16NY	Zoning	RD/R6 [BLD]
Owner:	DANIEL AMODIO CARLA AMODIO	Ward:	Willowdale (23)
Agent:	NINA FANT ARCHITECT	Heritage:	Not Applicable
Property Address:	94 STUART AVE	Community:	North York
Legal Description:	PLAN M442 PT LOTS 78 & 79		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1027/16NY	Zoning	RD/R4[WAIVER]
Owner(s):	DARREN SINGER	Ward:	Eglinton-Lawrence (15)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	312 HILLHURST BLVD	Community:	North York
Legal Description:	PLAN 1462 LOT 27		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
- 2. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10m² of the first floor must be within 4m of the main front wall.
The proposed first floor is 8.5m² within 9.1m of the main front wall.
- 3. Section 13.2.3A, By-law No. 7625**
The minimum required side yard setback is 1.5m.
The proposed west side yard setback is 1.2m.
- 4. Section 6A(7), By-law No. 7625**
Elevation of the lowest point of the garage must be higher than the elevation of the centre line of the street across the driveway.
The proposed garage entrance is lower than the centre line of the road across the driveway.

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 to maintain a positive slope from the street to the integral garage.

SIGNATURE PAGE

File Number:	A1027/16NY	Zoning	RD/R4[WAIVER]
Owner:	DARREN SINGER	Ward:	Eglinton-Lawrence (15)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	312 HILLHURST BLVD	Community:	North York
Legal Description:	PLAN 1462 LOT 27		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1029/16NY	Zoning	R1Z0.35/RD(f10.5; d0.35) (x1429)(waiver)
Owner(s):	MAHMOUD REZA MOVASAGHI	Ward:	Don Valley West (25)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	119 STIBBARD AVE	Community:	Toronto
Legal Description:	PLAN 691 BLK C PT LOT 16 PT LOT 17		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 6(3) Part I1, Zoning By-law 438-86**
The maximum permitted GFA is 0.35 times the lot area,
The proposed GFA is **0.55** times the lot area.
- 2. Section 6(3) Part IV 3, Zoning By-law 438-86**
The by-law does not permit an integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line.
The proposed integral garage is below grade.
- 3. Chapter 10.20.40.40, Zoning By-law 569-2013**
The maximum permitted floor space index (FSI) is 0.35 times the lot area,
The proposed floor space index (FSI) is **0.55** times the lot area.
- 4. Chapter 10.5.40.10 (5), Zoning By-law 569-2013**
A minimum of 10.0m² of the first floor must be within 4.0m of the front main wall.
The proposed first floor within 4m of the front main wall is 2.75m².
- 5. Chapter 10.20.40.10, Zoning By-law 569-2013**
The maximum permitted wall height is 7m.
The proposed wall height for the pair of side walls is 7.58m

6. Chapter 10.20.40.10, Zoning By-law 569-2013

The maximum permitted building height is 9m.

The proposed building height is 9.5m.

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

The Minor Variance Application is Approved on Condition

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

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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

1. Submission of a complete application for permit to injure or remove privately owned trees.
2. The driveway to maintain a minimum of a positive slope from the street to the entry of the integral garage.

SIGNATURE PAGE

File Number:	A1029/16NY	Zoning	R1Z0.35/RD(f10.5; d0.35) (x1429)(waiver)
Owner:	MAHMOUD REZA MOVASAGHI	Ward:	Don Valley West (25)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	119 STIBBARD AVE	Community:	Toronto
Legal Description:	PLAN 691 BLK C PT LOT 16 PT LOT 17		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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North York Panel

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Thursday, February 9, 2017

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

File Number:	A1030/16NY	Zoning:	R4/RD[WAIVER]
Owner(s):	SAEEDAH GHAFFARI AMIR MALEKZADEH	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	128 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 PT LOT 31 PT LOT 38		

Notice was given and a Public Hearing was held on Thursday, February 9, 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, By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot coverage.
The proposed lot coverage is 32% of the lot coverage.
- 2. Chapter 10.20.40.20, By-law No. 569-2013**
The maximum permitted building length is 17m.
The proposed building length is 17.29m.
- 3. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 4. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.
- 5. Section 13.2.5(a), By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 17.29m.

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

The Minor Variance Application is Approved on Condition

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

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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

1. Submission of a complete application for permit to injure or remove privately owned trees.
2. 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:	A1030/16NY	Zoning	R4/RD[WAIVER]
Owner:	SAEEDAH GHAFARI AMIR MALEKZADEH	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	128 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 PT LOT 31 PT LOT 38		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1031/16NY	Zoning	RD/R4 [WAV]
Owner(s):	ELAINE MINNEMA ROBERT WILLIAM MINNEMA	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	189 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 PT LOT 53		

Notice was given and a Public Hearing was held on Thursday, February 9, 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. 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.
- 3. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.

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:	A1031/16NY	Zoning	RD/R4 [WAV]
Owner:	ELAINE MINNEMA ROBERT WILLIAM MINNEMA	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	189 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 PT LOT 53		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1032/16NY	Zoning	R4/RD (f15.0; a550)(x5)[WAIVER]
Owner(s):	CHANGYOU HOU	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	361 HOLLYWOOD AVE	Community:	North York
Legal Description:	PLAN 1801 LOT 132 PT LOT 131		

Notice was given and a Public Hearing was held on Thursday, February 9, 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, By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The existing lot coverage is 32% of the lot area.
- 2. Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
- 3. Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is **1.5m**.
- 4. Chapter 10.20.40.10, By-law No. 569-2013**
The maximum permitted wall height is 7.5m.
The proposed main side wall height is 7.8m.
- 5. Section 13.2.1 & 6(8), By-law No. 7625**
The minimum required lot frontage and width is 15m.
The proposed lot frontage and width is 13.72m.
- 6. Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The existing lot area is 528.6m².

7. **Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The existing lot coverage is 32% of the lot area.
8. **Section 13.2.3(a), By-law No. 7625**
The minimum required side yard setback is 1.67m.
The proposed west side yard setback is 1.2m.
9. **Section 13.2.3(a), By-law No. 7625**
The minimum required side yard setback is 1.67m.
The proposed east side yard setback is **1.5m**.
10. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 9.1m.
The proposed building height is 8.8m.

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:	A1032/16NY	Zoning	R4/RD (f15.0; a550)(x5)[WAIVER]
Owner:	CHANGYOU HOU	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	361 HOLLYWOOD AVE	Community:	North York
Legal Description:	PLAN 1801 LOT 132 PT LOT 131		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1033/16NY	Zoning	RD/R3 [ZZC]
Owner(s):	AYOUB VALINASAB POURI	Ward:	Willowdale (24)
Agent:	IDA EVANGELISTA	Heritage:	Not Applicable
Property Address:	569 CONACHER DR	Community:	North York
Legal Description:	PLAN 3465 N PT LOT 24		

Notice was given and a Public Hearing was held on Thursday, February 9, 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 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 6.00m.
The proposed front yard setback is **5.00m**.
- 3. Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum permitted driveway width is 6.00m.
The proposed driveway width is **8.19m**.
- 4. 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 6.00m.
The proposed combined width of all vehicle entrances through the front main wall is 7.30m.
- 5. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.59m.
- 6. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.58m.

7. **Section 12.4(a)(iii), By-law No. 7625**
The minimum required front yard setback is 5.25m.
The proposed front yard setback is **5.00m**.
8. **Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.59m.
9. **Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.58m.
10. **Section 12.6, 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 12.7, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 8.90m.
12. **Section 6A(5)a, By-law No. 7625**
The maximum permitted access to parking width is 6.00m.
The proposed access to parking is **8.19m** 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:**

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 to satisfy the requirements of the Transportation Services Division; the proposed driveway width must not exceed 8.19m on private property and 6.0m in width in the public right-of-way.
2. The proposed driveway to be constructed of permeable materials.

SIGNATURE PAGE

File Number:	A1033/16NY	Zoning	RD/R3 [ZZC]
Owner:	AYOUB VALINASAB POURI	Ward:	Willowdale (24)
Agent:	IDA EVANGELISTA	Heritage:	Not Applicable
Property Address:	569 CONACHER DR	Community:	North York
Legal Description:	PLAN 3465 N PT LOT 24		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1036/16NY	Zoning	R3/RD(f15.0; a600)(x5)(ZR)
Owner(s):	ELTAN SILBERMAN	Ward:	York Centre (10)
Agent:	MAKOW ARCHITECTS ASSOCIATES LTD	Heritage:	Not Applicable
Property Address:	9 ROMNEY RD	Community:	North York
Legal Description:	PLAN 2456 PT LOTS 51 & 52		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30 percent of the lot area: 198.4m².
The proposed lot coverage is 34.2 percent of the lot area: 226.3m².
- 2. Chapter 10.20.40.20.(1), Zoning By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0m or less, the permitted maximum building length for a detached house is 17.0m.
The proposed building length is 17.99m.
- 3. Chapter 10.20.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 6.66m.
The proposed front yard setback is 6.07m.
- 4. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed east side yard setback is 1.22m.
- 5. Chapter 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed west side yard setback is 1.68m.

6. **Section 12.4(a), Zoning By-law No. 7625**
The minimum required front yard setback is 7.5m.
The proposed front yard setback is 6.07m.
7. **Section 12.4(b), Zoning By-law No. 7625**
The minimum required east side yard setback is 1.8m.
The proposed east side yard setback is 1.22m.
8. **Section 12.4(b), Zoning By-law No. 7625**
The minimum required west side yard setback is 1.8m.
The proposed west side yard setback is 1.68m.
9. **Section 12.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 17.56m.
10. **Section 12.6, Zoning By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 34.3% of the lot area.

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

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to 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.

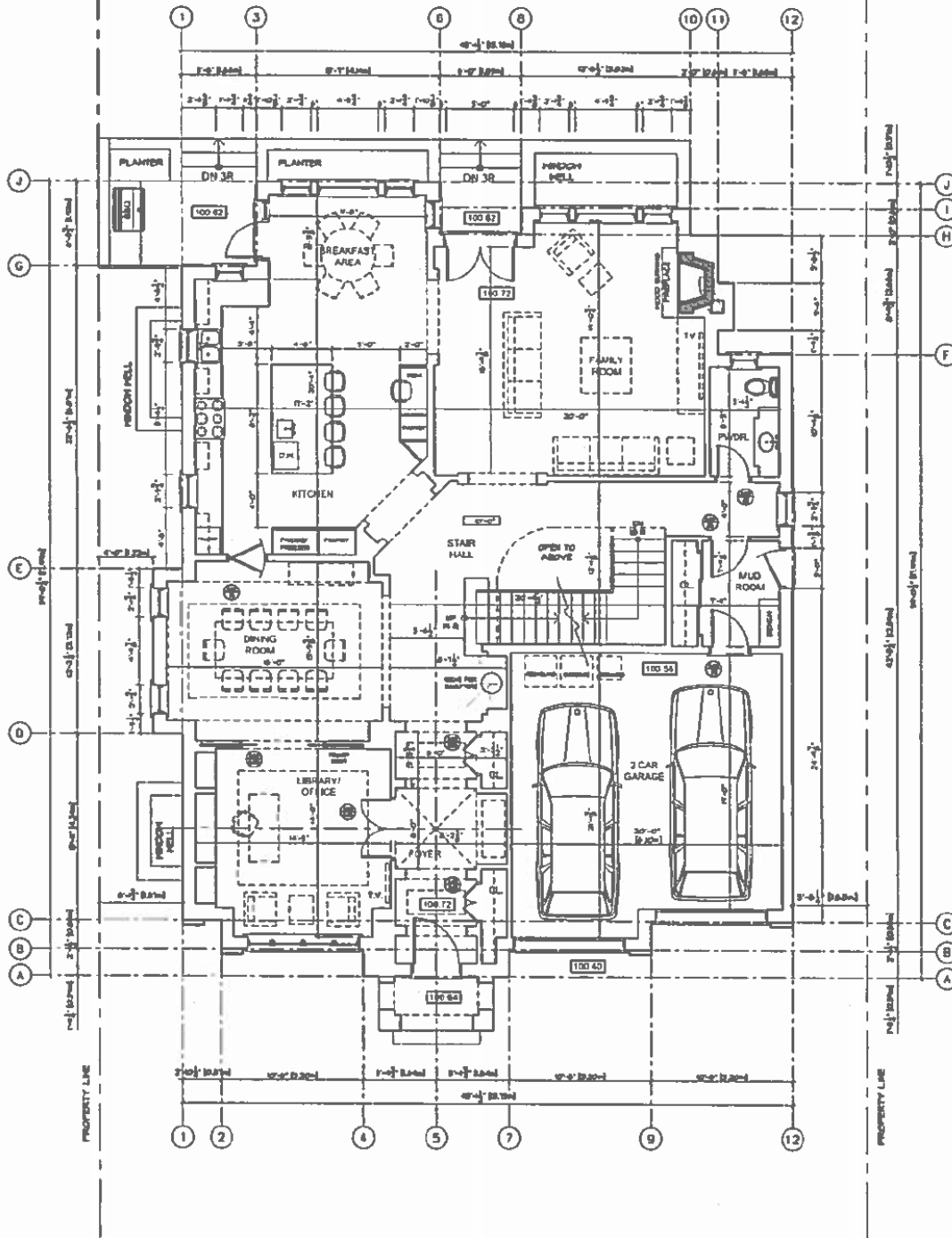
This decision is subject to the following condition(s):

1. The proposal be developed in accordance with the site plan and ground floor plan drawings submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division, January 31, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

JAN 3 1 2017

RECEIVED

COVERAGE:	2,435.83 m ² = 226.30 m ² (34.21%)
GROUND FLOOR GFA:	1,999.03 m ² = 185.72 m ²
GARAGE AREA:	436.80 m ² = 40.58 m ²



MAKOW ASSOCIATES
ARCHITECT INC.

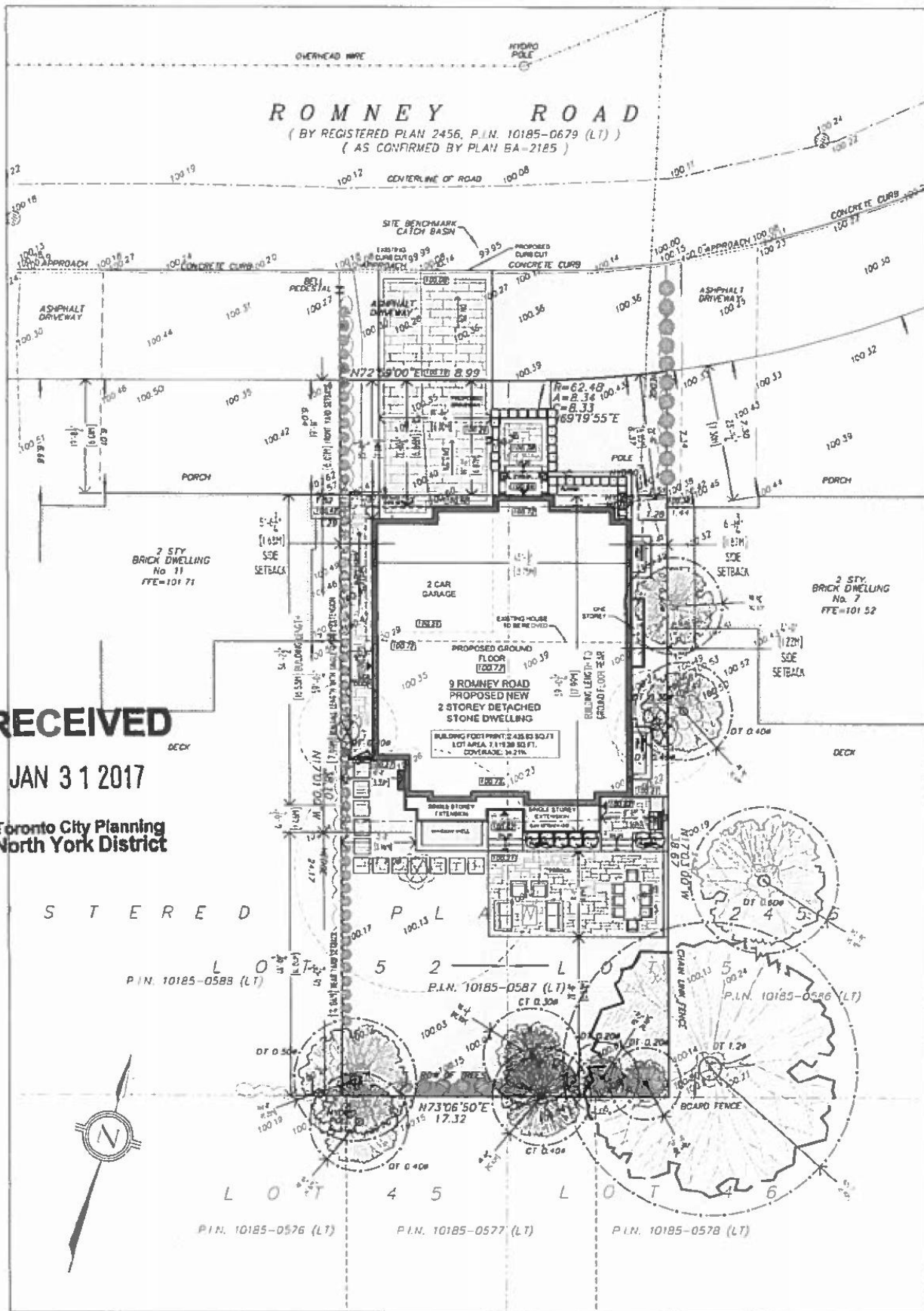
3 Breda Street, Suite 201, Toronto, Ontario Canada M5R 3V1

SILBERMAN RESIDENCE

9 ROMNEY ROAD
NORTH YORK, ON

DESIGN DEVELOPMENT
GROUND FLOOR PLAN

NOVEMBER 18, 2016
SCALE: 1/8" = 1'-0"



RECEIVED

JAN 31 2017

**Toronto City Planning
North York District**

S T E R E D

P L A

P.I.N. 10185-0583 (LT)

P.I.N. 10185-0587 (LT)

P.I.N. 10185-0586 (LT)

P.I.N. 10185-0576 (LT)

P.I.N. 10185-0577 (LT)

P.I.N. 10185-0578 (LT)



**MAKOW ASSOCIATES
ARCHITECT INC.**

3 Bridgman Avenue, Suite 201, Toronto, Ontario Canada M5R 2V4

SILBERMAN RESIDENCE

**9 ROMNEY ROAD
NORTH YORK, ON**

**DESIGN DEVELOPMENT
SITE PLAN**

**NOVEMBER 18, 2016
SCALE: 1/16" = 1'-0"**

SIGNATURE PAGE

File Number:	A1036/16NY	Zoning	R3/RD(f15.0; a600)(x5)(ZR)
Owner:	ELTAN SILBERMAN	Ward:	York Centre (10)
Agent:	MAKOW ARCHITECTS ASSOCIATES LTD	Heritage:	Not Applicable
Property Address:	9 ROMNEY RD	Community:	North York
Legal Description:	PLAN 2456 PT LOTS 51 & 52		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1037/16NY	Zoning	R2 Z0.6/R (f7.5; d0.6)[ZONING]
Owner(s):	ANDREW JAMES CUTLER PAMELA BRYDEN	Ward:	Don Valley West (25)
Agent:	PAMELA BRYDEN	Heritage:	Not Applicable
Property Address:	93 ROSLIN AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 182		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition to the existing two-storey dwelling. The existing one-storey would be demolished.

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

- 1. Chapter 200.5.10.1.(1), By-law No. 569-2013**
The required minimum number of parking space for the detached house is 1 spaces.
The proposal will have 0 spaces on the lot.
- 2. Section 4(4)(b), By-law No. 438-86**
The required minimum number of parking space for the detached house is 1 spaces.
The proposal will have 0 spaces on the lot.

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

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:	A1037/16NY	Zoning	R2 Z0.6/R (f7.5; d0.6)[ZONING]
Owner:	ANDREW JAMES CUTLER PAMELA BRYDEN	Ward:	Don Valley West (25)
Agent:	PAMELA BRYDEN	Heritage:	Not Applicable
Property Address:	93 ROSLIN AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 182		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1038/16NY	Zoning	RD/R5 [ZZC]
Owner(s):	JAYENTI RAMAN SEAN MCFADDEN	Ward:	Don Valley East (34)
Agent:	SEAN MCFADDEN	Heritage:	Not Applicable
Property Address:	91 ROANOKE RD	Community:	North York
Legal Description:	PLAN M766 LOT 1254		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The minimum required rear yard setback is 7.60m.
The proposed rear yard setback is **5.65m.**
- 2. Section 14.2.3(c), By-law No. 7625**
The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is **5.65m.**
- 3. Section 14.2.4(c), By-law No. 7625**
The maximum permitted lot coverage is 27.00% of the lot area.
The proposed lot coverage is 29.30% of the lot area.
- 4. Section 14.2.5A, By-law No. 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. Submission of a complete application for permit to injure or remove privately owned trees.

SIGNATURE PAGE

File Number:	A1038/16NY	Zoning	RD/R5 [ZZC]
Owner:	JAYENTI RAMAN SEAN MCFADDEN	Ward:	Don Valley East (34)
Agent:	SEAN MCFADDEN	Heritage:	Not Applicable
Property Address:	91 ROANOKE RD	Community:	North York
Legal Description:	PLAN M766 LOT 1254		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1039/16NY	Zoning	R5/RD (f15.0; a550) (x5)[ZONING]
Owner(s):	LEOPOLDO PERRI PINA PERRI	Ward:	York Centre (09)
Agent:	CUNHA DESIGN CONSULTANTS LTD	Heritage:	Not Applicable
Property Address:	204 EPSOM DOWNS DR	Community:	North York
Legal Description:	PLAN 3732 LOT 11		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition to the existing one-storey dwelling including a proposed driveway and garage on Chappel Hill Rd.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
First floor area must be a minimum of 10m² within 4m measured from the front main wall.
The proposed first floor area is 2.43m² located 7.40m from the front main wall.
- 2. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0m².
The proposed area of the front platform at or above the second storey is 5.58m².
- 3. Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0m².
The proposed area of the rear platform at or above the second storey is 18.36m².
- 4. Chapter 10.5.50.10.(2), By-law No. 569-2013**
A corner lot with a detached house must have a minimum of 75% side yard soft landscaping.
The proposed side yard soft landscaping area is 72.4%.
- 5. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 19.76m.

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

The minimum requirement for permitted projection of eaves is 0.50m.
The proposed projection of eaves is 0.57m.

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

The Minor Variance Application is Approved on Condition

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

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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

1. The proposed driveway is to be constructed of permeable materials.

SIGNATURE PAGE

File Number:	A1039/16NY	Zoning	R5/RD (f15.0; a550) (x5)[ZONING]
Owner:	LEOPOLDO PERRI PINA PERRI	Ward:	York Centre (09)
Agent:	CUNHA DESIGN CONSULTANTS LTD	Heritage:	Not Applicable
Property Address:	204 EPSOM DOWNS DR	Community:	North York
Legal Description:	PLAN 3732 LOT 11		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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North York Panel

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Thursday, February 9, 2017

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

File Number:	A1040/16NY	Zoning	RD/R4(94) [ZZC]
Owner(s):	COTRONEO VINCE	Ward:	Eglinton-Lawrence (16)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	232 CARMICHAEL AVE	Community:	North York
Legal Description:	PLAN 1831 PT LOT 84		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 7.94m.
The proposed front yard setback is 7.28m.
- 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 **34.90%** of the lot area.
- 3. Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum permitted driveway width is 5.49m.
The proposed driveway width is 5.64m.
- 4. Chapter 10.5.40.60.(2), By-law No. 569-2013**
A canopy, awning or similar structure not covering a platform may encroach in a front yard or rear yard 2.50m, if it is no closer to a side lot line than the minimum required side yard setback; 1.80m.
The proposed canopy over the garage is 1.37m from the west side lot line.
- 5. 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.
- 6. 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.

7. **Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550.00m².
The existing lot area is 534.16m².
8. **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 **34.90%** of the lot area.
9. **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.
10. **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.
11. **Section 6(9)(f), By-law No. 7625**
Canopies shall be permitted to project into the minimum front yard setback not more than 2.10m, but no closer to a side lot line than the minimum side yard setback for the main building; 1.80m.
The proposed canopy over the garage is 1.37m from the west side lot line.

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

The Minor Variance Application is 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 to satisfy the requirements of the Transportation Services Division; the applicant must apply for a Construction Access permit from Transportation Services' Right-of-Way Management for the required access approval and curb repairs.

SIGNATURE PAGE

File Number:	A1040/16NY	Zoning	RD/R4(94) [ZZC]
Owner:	COTRONEO VINCE	Ward:	Eglinton-Lawrence (16)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	232 CARMICHAEL AVE	Community:	North York
Legal Description:	PLAN 1831 PT LOT 84		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1041/16NY	Zoning	R3/RD (f18.0; a690) (x885)(ZR)
Owner(s):	JAMES RICHARD CAMELFORD	Ward:	Don Valley West (25)
Agent:	RGK CONSTRUCTION	Heritage:	Not Applicable
Property Address:	118 BEECHWOOD AVE	Community:	North York
Legal Description:	PLAN 1839 PT LOT 2 PT LOT 3		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey and one-storey addition, including a wood deck, covered porch and terrace at the rear of the existing dwelling, along with a partial second floor addition, and a new two-storey front addition.

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

- 1. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 35.4% percent of the lot area including the covered/excavated rear porch.
- 2. Chapter 10.20.40.20, Zoning By-law No. 569-2013**
The maximum permitted building length is 17m.
The proposed building length is 23.08m including the rear excavated and covered porch.
- 3. Chapter 10.20.40.30.(1), Zoning By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0m.
The proposed building depth is 23.26m.
- 4. Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
The minimum required east side yard setback is 1.8m.
The existing and proposed east side yard setback is 1.2m.
- 5. Section 12.4(a), Zoning By-law No. 7625**
The minimum required front yard setback is 6.5m.
The proposed front yard setback is 5.91m.

- 6. Section 12.6, Zoning By-law No. 7625**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 35.4% of the lot area including the rear excavated and covered porch.
- 7. Section 12.4(b), Zoning By-law No. 7625**
The minimum required east side yard setback is 1.8m.
The existing and proposed east side yard setback is 1.2m.
- 8. Section 12.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 23.08m including the excavated covered rear porch.
- 9. Section 6(9)(j), Zoning By-law No. 7625**
Canopies 2.3m² or less in area shall be permitted to project into one minimum side yard setback not more than 1.6m, but no closer than 0.6m from any side lot line.
The proposed side canopy exceeds 2.3m² in area and is located 0.3m from the west 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:	A1041/16NY	Zoning	R3/RD (f18.0; a690) (x885)(ZR)
Owner:	JAMES RICHARD CAMELFORD	Ward:	Don Valley West (25)
Agent:	RGK CONSTRUCTION	Heritage:	Not Applicable
Property Address:	118 BEECHWOOD AVE	Community:	North York
Legal Description:	PLAN 1839 PT LOT 2 PT LOT 3		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1042/16NY	Zoning	R7(16)/RD (f 9 ; a 275) [ZONING]
Owner(s):	PAMELA SILVER HUBERMAN JEFF SILVER	Ward:	Eglinton-Lawrence (16)
Agent:	DREW LASZCO ARCHITECT INC	Heritage:	Not Applicable
Property Address:	396 ELM RD	Community:	North York
Legal Description:	PLAN 2529 PT LOT 117 AND 118		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize and to maintain the front yard soft landscaping area.

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

- Chapter 10.5.50.10.(1), By-law No. 569-2013**
The minimum required front yard soft landscaping area is 75%.
The proposed front yard soft landscaping area is 40.6%.
- Section 7.4B, By-law No. 7625**
The minimum required front yard soft landscaping area is 75%.
The proposed front yard soft landscaping area is 40.6%.

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. Permeable materials are to be used for the proposed front yard driveway.

SIGNATURE PAGE

File Number:	A1042/16NY	Zoning	R7(16)/RD (f 9 ; a 275) [ZONING]
Owner:	PAMELA SILVER HUBERMAN JEFF SILVER	Ward:	Eglinton-Lawrence (16)
Agent:	DREW LASZCO ARCHITECT INC	Heritage:	Not Applicable
Property Address:	396 ELM RD	Community:	North York
Legal Description:	PLAN 2529 PT LOT 117 AND 118		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1043/16NY	Zoning	RD/R4 [ZZC]
Owner(s):	JACK STRAITMAN	Ward:	York Centre (10)
Agent:	DREW LASZCO ARCHITECT INC	Heritage:	Not Applicable
Property Address:	55 CORWIN CRES	Community:	North York
Legal Description:	PLAN 3804 LOT 165		

Notice was given and a Public Hearing was held on Thursday, February 9, 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 10.5.60.20.(9), By-law No. 569-2013**
The minimum required side yard setback for a swimming pool or other ancillary structure used to hold water is 1.80m.
The proposed side yard setback for the structure holding water is 1.20m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is **33.40%** of the lot area.
- 3. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed north 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 south side yard setback is 1.52m.
- 5. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is **1.50m**.
- 6. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.52m.

7. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is **33.40%** of the lot area.

8. Section 6(9)(n), By-law No. 7625

The maximum permitted cumulative width of bay windows is 50.00% of the width of the wall.
The proposed cumulative width is 52.00% for the rear first storey and second storey bay windows.

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:	A1043/16NY	Zoning	RD/R4 [ZZC]
Owner:	JACK STRAITMAN	Ward:	York Centre (10)
Agent:	DREW LASZCO ARCHITECT INC	Heritage:	Not Applicable
Property Address:	55 CORWIN CRES	Community:	North York
Legal Description:	PLAN 3804 LOT 165		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1044/16NY	Zoning	R6/RD (x1463)[ZONING]
Owner(s):	CODY ROSENBERG	Ward:	York Centre (10)
Agent:	DREW LASZCO ARCHITECT INC	Heritage:	Not Applicable
Property Address:	37 BARCLAY RD	Community:	North York
Legal Description:	PLAN 3639 LOT 68		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is **33.80%** of the lot area.
- 2. Chapter 10.5.100.1.(1), By-law No. 569-2013**
The maximum permitted driveway is 3.20m wide.
The proposed driveway is 4.99m wide.
- 3. Chapter 10.5.40.60.(2), By-law No. 569-2013**
A canopy, awning or similar structure not covering a platform may encroach in a front yard or rear yard 2.5m, if it is no closer to a side lot line than the minimum required side yard setback of 1.2m.
The proposed front canopy is 0.92m from the north and south side lot line.
- 4. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is **33.80%** of the lot area.
- 5. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is **17.62m**.
- 6. Section 6(9)(f), By-law No. 7625**
Porches shall be permitted to project into the minimum front yard setback not more than 2.1m.
The proposed front porch projects 2.75m.

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

Canopies shall be permitted to project into the minimum front yard setback not more than 2.1m but no closer to a side lot line than the minimum side yard setback for the main building of 1.2m.
The proposed front canopy projects 2.75m and is 0.92m from the north and south side lot line.

8. Section 6(9)(j), By-law No. 7625

Canopies are permitted to project into 1 side yard only.
The proposed canopies project into 2 side yards.

9. Section 14-a(9)(c)(v), By-law No. 7625

Any canopies projecting 2.1m or less beyond the front wall of the building shall be excluded in determining the length of the dwelling.
The proposed canopy projects 2.75m from the front wall of the building.

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:	A1044/16NY	Zoning	R6/RD (x1463)[ZONING]
Owner:	CODY ROSENBERG	Ward:	York Centre (10)
Agent:	DREW LASZCO ARCHITECT INC	Heritage:	Not Applicable
Property Address:	37 BARCLAY RD	Community:	North York
Legal Description:	PLAN 3639 LOT 68		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1045/16NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner(s):	SABINE LANGER- SCHEIBEHENNE VICTOR SCHEIBEHENNE	Ward:	Don Valley West (25)
Agent:	MICHAEL BOXER	Heritage:	Not Applicable
Property Address:	91 BOCASTLE AVE	Community:	Toronto
Legal Description:	PT LOT 7 PLAN 1605Y RD 180 PT 5		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the front of the existing two-storey dwelling, in conjunction with a second storey addition above the existing attached garage.

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

- 1. Chapter 10.20.40.70.(3)(B), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed north side yard setback is 1.006m.
- 2. Chapter 10.20.40.70.(3)(B), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 0.966m.
- 3. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted gross floor area is 0.35 times the lot area.
The existing gross floor area is 0.348 times the lot area.
The proposed gross floor area is 0.50 times the lot area.
- 4. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.35 times the lot area.
The existing gross floor area is 0.348 times the lot area.
The proposed gross floor area is 0.50 times the lot area.

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

The Minor Variance Application is Approved

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

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A1045/16NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner:	SABINE LANGER- SCHEIBEHENNE VICTOR SCHEIBEHENNE	Ward:	Don Valley West (25)
Agent:	MICHAEL BOXER	Heritage:	Not Applicable
Property Address:	91 BOCASTLE AVE	Community:	Toronto
Legal Description:	PT LOT 7 PLAN 1605Y RD 180 PT 5		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1046/16NY	Zoning	R4/RD[ZONING]
Owner(s):	MARK GEBRAIL	Ward:	Don Valley West (25)
Agent:	FARHAD VATANDOOST	Heritage:	Not Applicable
Property Address:	53 SOUTHWELL DR	Community:	North York
Legal Description:	PLAN 4768 LOT 696		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 8.61m.
The proposed front yard setback is 7.50m.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 28% of the lot area.
- 3. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 28% of the lot area.
- 4. Section 6(24), By-law No. 7625**
The maximum projection of an unexcavated deck in the rear is 2.1m from the wall if it is greater than 1m above all points of the adjacent ground.
The proposed deck projects 3.38m from the wall and is 1.19m above the adjacent ground.

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

The Minor Variance Application is Approved on Condition

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

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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

1. Submission of a complete application for permit to injure or remove privately owned trees.
2. 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:	A1046/16NY	Zoning	R4/RD[ZONING]
Owner:	MARK GEBRAIL	Ward:	Don Valley West (25)
Agent:	FARHAD VATANDOOST	Heritage:	Not Applicable
Property Address:	53 SOUTHWELL DR	Community:	North York
Legal Description:	PLAN 4768 LOT 696		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1047/16NY	Zoning:	MO [PPR]
Owner(s):	MILAL CHURCH	Ward:	Willowdale (24)
Agent:	W E OUGHTRED & ASSOCIATES INC	Heritage:	Not Applicable
Property Address:	405 GORDON BAKER RD	Community:	North York
Legal Description:	PLAN 8724 PT BLK M RP 64R2401 PART 1		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit the expansion of the existing Place of Worship, within the existing building.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**1. Section 6(26)(h), By-law No. 7625**

In all Industrial zones the size of a place of worship shall not exceed 2,787.00m² of gross floor area. The existing gross floor area is 4,710.00² (OMB File No. PL090168) The proposed place of worship gross floor area is 5,292.27m².

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):

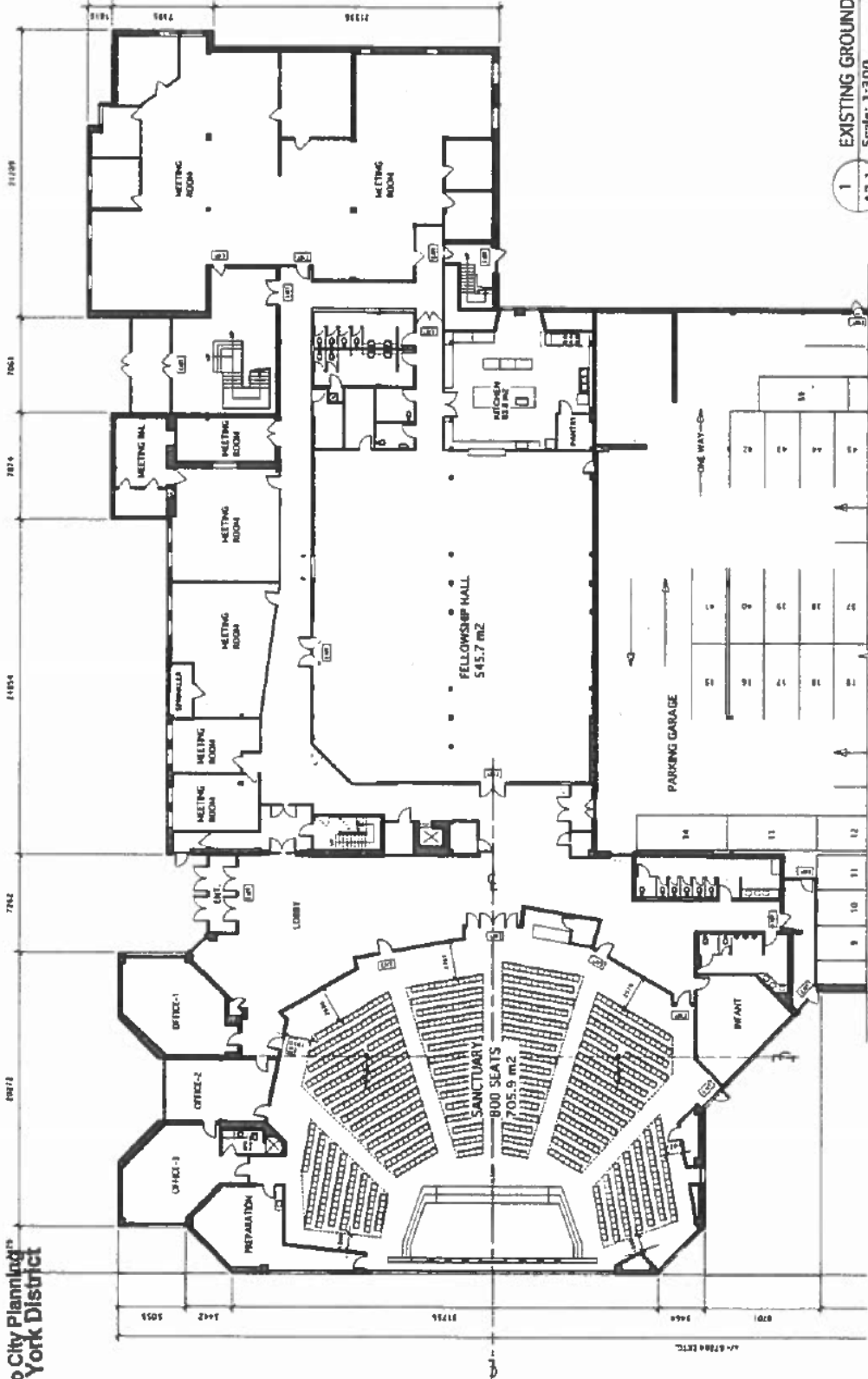
1. The proposal be developed in accordance with the floor plans and elevation drawings submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, January 16, 2017; and

2. That the additional gross floor area be used as meeting room space only, as indicated on the floor plans submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, January 16, 2017.

RECEIVED

JAN 18 2017

Toronto City Planning
North York District



1 EXISTING GROUND FLOOR
A2.1 Scale: 1:300

GROUND FLOOR AREA: 3,327.63 m²

DATE: 08/08/16

A2.1

DRAWING TITLE

GROUND FLOOR PLAN

PROJECT

MILAL CHURCH
405 GORDON BAKER RD.
TORONTO, ON.

ISSUED FOR

PPR

DATE

2016/01/18

NOTE

1. DO NOT SCALE THE DRAWINGS. 2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. 3. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. 4. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

PHONE

1-416-223-6400

320 BAYVIEW AVE. W.
SUITE 348
TORONTO, ONTARIO
CANADA, M2Z 3N4

www.cylee.ca

C. Y. LEE ARCHITECT INC.



RECEIVED

JAN 16 2017

Toronto City Planning
North York District

RECEIVED

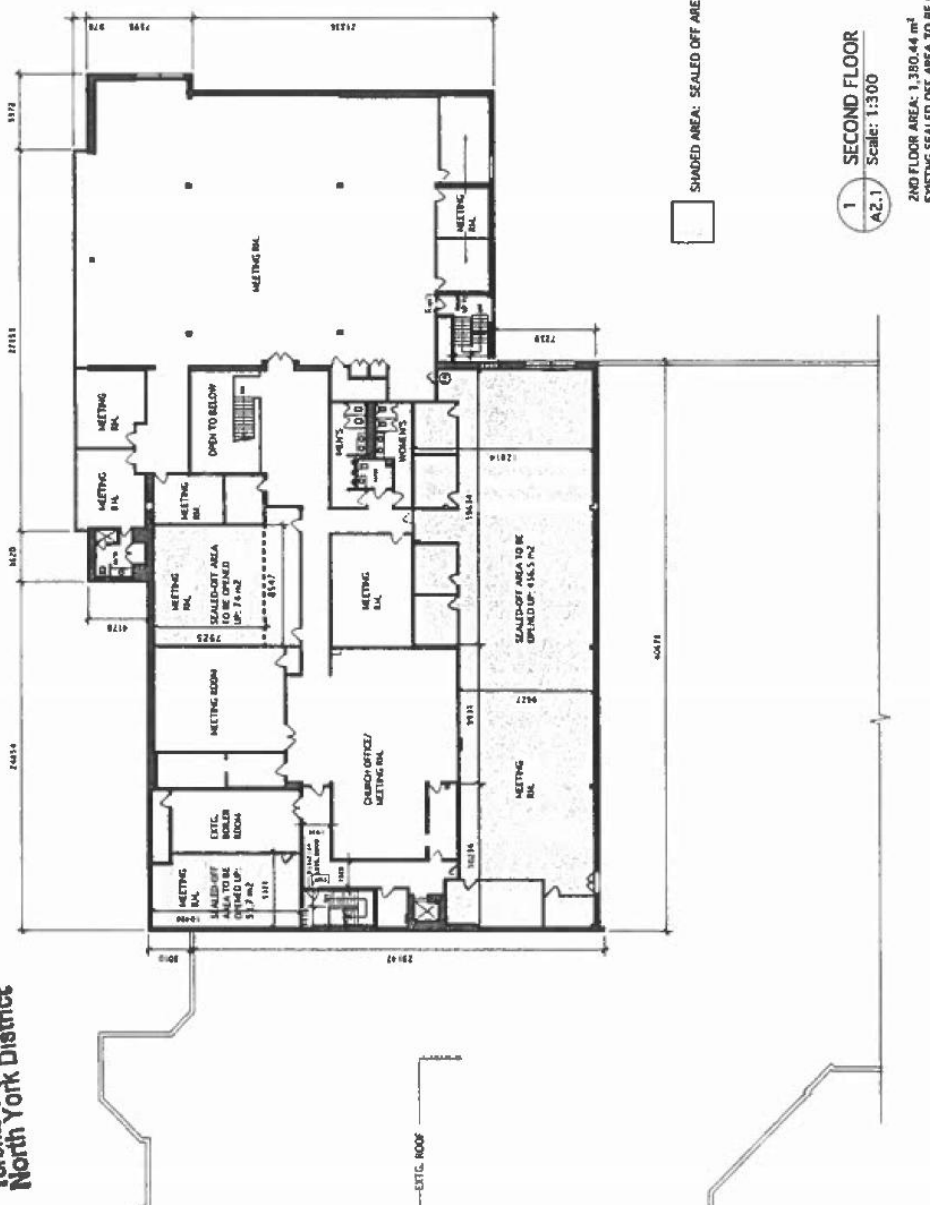
JAN 16 2017

Toronto City Planning
North York District

RECEIVED

JAN 16 2017

Toronto City Planning
North York District



SHADED AREA: SEALED OFF AREA TO BE OPENED UP

1 SECOND FLOOR
A2.1 Scale: 1:300

2ND FLOOR AREA: 1,380.44 m²
EXISTING SEALED OFF AREA TO BE OPENED UP: 584.2 m²

C. Y. LEE ARCHITECT INC.
200 South Ave. W.
Suite 514
Toronto, Ontario
Canada, M2B 3M4
1.416.223.4400
www.cyleeandassociates.com

PROJECT
MILAL CHURCH
405 GORDON BAKER RD.
TORONTO, ON.

DATE	DESCRIPTION

GRAPHIC TITLE
SECOND FLOOR PLAN
A2.2

SIGNATURE PAGE

File Number:	A1047/16NY	Zoning	MO [PPR]
Owner:	MILAL CHURCH	Ward:	Willowdale (24)
Agent:	W E OUGHTRED & ASSOCIATES INC	Heritage:	Not Applicable
Property Address:	405 GORDON BAKER RD	Community:	North York
Legal Description:	PLAN 8724 PT BLK M RP 64R2401 PART 1		

Beth Levy (signed)

Wayne McEachern (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A0987/16NY	Zoning	R/R2 Z0.6 [ZZC]
Owner(s):	JANE NYMAN	Ward:	Eglinton-Lawrence (16)
Agent:	SPRAGGE & COMPANY ARCHITECTS	Heritage:	Not Applicable
Property Address:	32 HADDON ST	Community:	Toronto
Legal Description:	PLAN 508 E PT LOTS 65 & 66		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new third storey addition over the existing two-storey dwelling in conjunction with a new covered front porch.

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

- 1. Chapter 10.5.50.10(1), By-law No. 569-2013**
The minimum required front yard soft landscaping is 75.00%.
The proposed front yard soft landscaping is 53.60%.
- 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 0.81 times the lot area.
- 3. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted gross floor area is 0.60 times the lot area.
The proposed gross floor area is 0.81 times the lot area.
- 4. Section 6(3) Part III 3(d)i(D), By-law No. 438-86**
The minimum required front yard soft landscaping is 75.00%.
The proposed front yard soft landscaping is 53.60%.

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

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to 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 driveway to be constructed of permeable materials.

SIGNATURE PAGE

File Number:	A0987/16NY	Zoning	R/R2 Z0.6 [ZZC]
Owner:	JANE NYMAN	Ward:	Eglinton-Lawrence (16)
Agent:	SPRAGGE & COMPANY ARCHITECTS	Heritage:	Not Applicable
Property Address:	32 HADDON ST	Community:	Toronto
Legal Description:	PLAN 508 E PT LOTS 65 & 66		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1049/16NY	Zoning:	R2 Z0.6[ZONING]
Owner(s):	TRACEY DODOKIN JONATHAN DUNKELMAN	Ward:	Don Valley West (25)
Agent:	MICHAEL BOXER	Heritage:	Not Applicable
Property Address:	143 RONAN AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 327		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition to the south east portion of the existing two-storey dwelling.

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

1. Section 6(3) Part II 7(II) A, By-law No. 438-86

The by-law requires an accessory structure to have a minimum set back of 4.5m to an adjacent residential building.

The proposed setback to the adjacent building at the rear is 1.835m.

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:	A1049/16NY	Zoning	R2 Z0.6[ZONING]
Owner:	TRACEY DODOKIN JONATHAN DUNKELMAN	Ward:	Don Valley West (25)
Agent:	MICHAEL BOXER	Heritage:	Not Applicable
Property Address:	143 RONAN AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 327		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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Thursday, February 9, 2017

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

File Number:	A1051/16NY	Zoning	R3/RD (f18.0; a690)[ZONING]
Owner(s):	ADEL DOUS MERRIAN GHOBRIAL	Ward:	Don Valley West (25)
Agent:	MAGED GIRGIS	Heritage:	Not Applicable
Property Address:	271 ST LEONARDS AVE	Community:	North York
Legal Description:	PLAN 1534 LOT 452		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 19.0m.
The proposed building length is 19.35m.
- 2. Chapter 10.20.40.70(1), By-law No. 569-2013**
The minimum required front yard setback is 9.58m.
The proposed front yard setback is 8.5m.
- 3. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.22m.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.24m.
- 5. Section 12.2 and 6(8), By-law No. 7625**
The minimum required lot frontage and lot width is 18m.
The proposed lot frontage and lot width is 15.28m.

6. **Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.22m.
7. **Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.24m.
8. **Section 12.5A, By-law No. 7625**
The maximum permitted building length is 18.9m.
The proposed building length is 20.35m.

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 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 19.0m.
The proposed building length is 19.35m.
2. **Chapter 10.20.40.70(1), By-law No. 569-2013**
The minimum required front yard setback is 9.58m.
The proposed front yard setback is 8.5m.
5. **Section 12.2 and 6(8), By-law No. 7625**
The minimum required lot frontage and lot width is 18m.
The proposed lot frontage and lot width is 15.28m.
8. **Section 12.5A, By-law No. 7625**
The maximum permitted building length is 18.9m.
The proposed building length is 20.35m.

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

3. **Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is **1.50m**.
4. **Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is **1.50m**.
6. **Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is **1.50m**.

7. Section 12.4(b), By-law No. 7625

The minimum required side yard setback is 1.8m.

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

For the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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:	A1051/16NY	Zoning	R3/RD (f18.0; a690)[ZONING]
Owner:	ADEL DOUS MERRIAN GHOBRIAL	Ward:	Don Valley West (25)
Agent:	MAGED GIRGIS	Heritage:	Not Applicable
Property Address:	271 ST LEONARDS AVE	Community:	North York
Legal Description:	PLAN 1534 LOT 452		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1052/16NY	Zoning	RD/R6 [ZZC]
Owner(s):	BEHZAD JAMALOF	Ward:	Willowdale (24)
Agent:	OROD TAJDARAN	Heritage:	Not Applicable
Property Address:	41 ATHABASKA AVE	Community:	North York
Legal Description:	PLAN 2385 E 232 TO 233		

Notice was given and a Public Hearing was held on Thursday, February 9, 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 32.30% of the lot area.
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 7.20m for a flat or shallow roof.
The proposed building height is **9.00m**.
- 3. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 7.78m.
The proposed front yard setback is 6.40m.
- 4. Chapter 200.5.1.10.(2), By-law No. 569-2013**
The minimum required parking space must have minimum length of 5.60m.
The proposed parking space will have a length of 5.46m.
- 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 32.30% of the lot area.
- 6. Section 6A(3), By-law No. 7625**
The minimum required parking space must have minimum length of 5.60m.
The proposed parking space will have a length of 5.46m.

7. **Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.00m.
The proposed building height is **9.19m**.
8. **Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 15.85m.
9. **Section 6(24), By-law No. 7625**
The maximum permitted rear deck projection is 2.10m from the wall, a maximum height of 1.00m and is not to be more than half the width of the dwelling.
The proposed rear deck projects 2.59m from the rear wall and is 51.60% of the width 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 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 32.30% of the lot area.
3. **Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 7.78m.
The proposed front yard setback is 6.40m.
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 32.30% of the lot area.
8. **Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 15.85m.
9. **Section 6(24), By-law No. 7625**
The maximum permitted rear deck projection is 2.10m from the wall, a maximum height of 1.00m and is not to be more than half the width of the dwelling.
The proposed rear deck projects 2.59m from the rear wall and is 51.60% of the width of the dwelling.

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

2. **Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 7.20m for a flat or shallow roof.
The proposed building height is **8.50m**.
7. **Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.00m.
The proposed building height is **8.61m**.

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):

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

The minimum required parking space must have minimum length of 5.60m.
The proposed parking space will have a length of 5.46m.

6. Section 6A(3), By-law No. 7625

The minimum required parking space must have minimum length of 5.60m.
The proposed parking space will have a length of 5.46m.

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:	A1052/16NY	Zoning	RD/R6 [ZZC]
Owner:	BEHZAD JAMALOF	Ward:	Willowdale (24)
Agent:	OROD TAJDARAN	Heritage:	Not Applicable
Property Address:	41 ATHABASKA AVE	Community:	North York
Legal Description:	PLAN 2385 E 232 TO 233		

Rick Ross (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1053/16NY	Zoning	R2/R (f7.5; d0.6) (x933)[ZONING]
Owner(s):	LAWRENCE SAGER	Ward:	Don Valley West (25)
Agent:	LAWRENCE SAGER	Heritage:	Not Applicable
Property Address:	236 BOWOOD AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOTS 198 & 199		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition to the existing two-storey dwelling, including a front covered porch.

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

- 1. Chapter 10.10.40.10.(2), By-law No. 569-2013**
The maximum permitted exterior main wall height is 7.5m for no less than for 100% of all side main walls.
The proposed main wall height is 8.234m.
- 2. Chapter 10.10.40.40.(2), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.69 times the area of the lot.
The proposed Floor Space Index is **0.81** times the area of the lot.
- 3. Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.9m provided that they are no closer than 0.30m to a lot line.
The proposed eaves project 0.3m and is 0.01m from the west lot line.
- 4. Section 6(3) Part IV 3(I), By-law No. 438-86**
The by-law does not permit an integral garage in a building on a lot having a frontage of less than 7.62m where access to the garage is located in a wall facing the front lot line.
The proposed integral garage is in a wall that faces the front lot line.
- 5. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side lot line setback for that portion of the building not exceeding 17.0m in depth that contains openings is 0.9m.
The proposed east side lot line setback is 0.31m.

6. Section 6(3)Part I 1, By-law No. 438-86

The maximum permitted Gross Floor Area is 0.6 times the area of the lot.

The proposed Gross Floor Area is **0.81** times the area of the lot.

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

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:	A1053/16NY	Zoning	R2/R (f7.5; d0.6) (x933)[ZONING]
Owner:	LAWRENCE SAGER	Ward:	Don Valley West (25)
Agent:	LAWRENCE SAGER	Heritage:	Not Applicable
Property Address:	236 BOWOOD AVE	Community:	Toronto
Legal Description:	PLAN M260 PT LOTS 198 & 199		

Wayne McEachern (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1054/16NY	Zoning	RD/R4 [ZZC]
Owner(s):	WENWEI ZHANG XUXIA ZHANG	Ward:	Willowdale (23)
Agent:	SAHAND HOMES INC	Heritage:	Not Applicable
Property Address:	25 IRVINGTON CRES	Community:	North York
Legal Description:	PLAN 3896 LOT 98		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.53m.
- 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 1.52m.
- 3. Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 7.76m.
The proposed front yard setback is **7.00m**.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 18.96m.
- 5. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 18.96m.

6. **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 1.53m.
7. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.52m.

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

The Minor Variance Application is Approved on Condition

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

3. **Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**
The minimum required front yard setback is 7.76m.
The proposed front yard setback is **7.00m**.
4. **Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 18.96m.
5. **Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 18.96m.

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), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.53m.
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 1.52m.
6. **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 1.53m.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.52m.

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:	A1054/16NY	Zoning	RD/R4 [ZZC]
Owner:	WENWEI ZHANG XUXIA ZHANG	Ward:	Willowdale (23)
Agent:	SAHAND HOMES INC	Heritage:	Not Applicable
Property Address:	25 IRVINGTON CRES	Community:	North York
Legal Description:	PLAN 3896 LOT 98		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1056/16NY	Zoning	RD/R4 [ZZC]
Owner(s):	HAIXIANG LIANG	Ward:	Don Valley East (33)
Agent:	FRASER HOMES INC	Heritage:	Not Applicable
Property Address:	71 BRIAN DR	Community:	North York
Legal Description:	PLAN M1042 LOT 210 NRS TO		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition to the south portion of the existing dwelling.

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

- 1. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The existing and proposed south side yard setback is 1.38m.
- 2. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The existing and proposed south side yard setback is 1.38m.

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:	A1056/16NY	Zoning	RD/R4 [ZZC]
Owner:	HAIXIANG LIANG	Ward:	Don Valley East (33)
Agent:	FRASER HOMES INC	Heritage:	Not Applicable
Property Address:	71 BRIAN DR	Community:	North York
Legal Description:	PLAN M1042 LOT 210 NRS TO		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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Thursday, February 9, 2017

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

File Number:	A1057/16NY	Zoning	RD/R6[WAIVER]
Owner(s):	KHADIJEH JAFARINAMIN OMRAN JAFARINAMIN	Ward:	Willowdale (23)
Agent:	OMRAN JAFARINAMIN	Heritage:	Not Applicable
Property Address:	56 GWENDOLEN AVE	Community:	North York
Legal Description:	PLAN M442 W PT LOT 103		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all side wall exterior main walls facing a side lot line is 7.5m.
The proposed height of all side exterior main walls facing a side lot line is 8.2m.
- 2. Section 14-(a)(8), By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is **9.15m**.
- 3. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 16.23m.
- 4. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.9% 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:	A1057/16NY	Zoning	RD/R6[WAIVER]
Owner:	KHADIJEH JAFARINAMIN OMRAN JAFARINAMIN	Ward:	Willowdale (23)
Agent:	OMRAN JAFARINAMIN	Heritage:	Not Applicable
Property Address:	56 GWENDOLEN AVE	Community:	North York
Legal Description:	PLAN M442 W PT LOT 103		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1059/16NY	Zoning	R4/RD (f15.0; a610) (x5)(ZR)
Owner(s):	MELISSA JOHNSON MARK ARBOUR	Ward:	Willowdale (23)
Agent:	JANSEN CONSULTING	Heritage:	Not Applicable
Property Address:	127 GOULDING AVE	Community:	North York
Legal Description:	PLAN 2366 L 225		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.40.70 (1)(B), Zoning By-law No. 569-2013**
The permitted minimum front yard setback is 8.51m.
The proposed front yard setback is 8.39m.
- 2. Chapter 10.20.40.70 (3)(A), (5) Exception RD 5, Zoning By-law No. 569-2013**
The minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.55m.
- 3. Chapter 10.20.40.70 (3)(A), (5) Exception RD 5, Zoning By-law No. 569-2013**
The minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.55m.
- 4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30 % of the lot area: 183.66m².
The proposed lot coverage is **31.99%** of the lot area.
- 5. Chapter 10.5.50.10.(1), Zoning By-law No. 569-2013**
(C) On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, with a lot frontage of 15.0m or greater, a minimum of 60 % of the front yard must be landscaping: 74.65m².
The proposed front yard landscaping area is 57.68 %: 70.66m².

6. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required west side yard setback is 1.8m.
The proposed west side yard setback is 1.55m.
7. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required east side yard setback is 1.8m.
The proposed east side yard setback is 1.55m.
8. **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 **31.99%** of the lot area.
9. **Section 6A(5)a, Zoning By-law No. 7625**
The minimum access required for parking areas is 2.6m.
The proposed access to parking is 2.0m at the edge of the tree protection zone.

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:	A1059/16NY	Zoning	R4/RD (f15.0; a610) (x5)(ZR)
Owner:	MELISSA JOHNSON MARK ARBOUR	Ward:	Willowdale (23)
Agent:	JANSEN CONSULTING	Heritage:	Not Applicable
Property Address:	127 GOULDING AVE	Community:	North York
Legal Description:	PLAN 2366 L 225		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1060/16NY	Zoning	R6/RD[ZONING]
Owner(s):	FARNOUD RAZAGHI	Ward:	Willowdale (23)
Agent:	OE DESIGN	Heritage:	Not Applicable
Property Address:	193 JOHNSTON AVE	Community:	North York
Legal Description:	PLAN 1743 LOTS 250 & 251		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted main wall height is 7.5m.
The proposed side main wall height is **7.50m** and 9.43m for a portion.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is **32.00%** of the lot area.
- 3. Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
- 4. Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is **1.52m**.
- 5. Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is **32.00%** of the lot area.
- 6. Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.

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

The maximum permitted building length is 15.3m.

The proposed building length is 17.19m.

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 west elevation and east elevation drawings submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division, January 31, 2017.
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:	A1060/16NY	Zoning	R6/RD[ZONING]
Owner:	FARNOUD RAZAGHI	Ward:	Willowdale (23)
Agent:	OE DESIGN	Heritage:	Not Applicable
Property Address:	193 JOHNSTON AVE	Community:	North York
Legal Description:	PLAN 1743 LOTS 250 & 251		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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North York Panel

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Thursday, February 9, 2017

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

File Number:	A1062/16NY	Zoning	R2 Z0.6/R (f7.5; d0.6)(x933)[ZONING]
Owner(s):	COREY ERIC WAINMAN STEPHANIE LOUISE WAINMAN	Ward:	Don Valley West (25)
Agent:	CARY LINDEN	Heritage:	Not Applicable
Property Address:	16 ARDROSSAN PL	Community:	Toronto
Legal Description:	PLAN 1707 PT LOTS 131 & 132		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.10.40.40.(1)(A), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.6 times the area of the lot.
The proposed Floor Space Index is 0.612 times the area of the lot.
- 2. Chapter 10.10.40.10.(2)(B)(ii), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 9.7m.
- 3. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.6 times the area of the lot.
The proposed Gross Floor Area is 0.612 times the area of the lot.

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

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:	A1062/16NY	Zoning	R2 Z0.6/R (f7.5; d0.6)(x933)[ZONING]
Owner:	COREY ERIC WAINMAN STEPHANIE LOUISE WAINMAN	Ward:	Don Valley West (25)
Agent:	CARY LINDEN	Heritage:	Not Applicable
Property Address:	16 ARDROSSAN PL	Community:	Toronto
Legal Description:	PLAN 1707 PT LOTS 131 & 132		

Beth Levy (signed) Wayne McEachern (signed) Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1063/16NY	Zoning	RD/R5 [BLD]
Owner(s):	SLOBODAN JANKOVIC BRANKICA JANKOVIC	Ward:	Don Valley West (25)
Agent:	FOUR SEASONS SUNROOMS	Heritage:	Not Applicable
Property Address:	1 FORDHAM PL	Community:	North York
Legal Description:	PLAN 4332 LOT 429		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new one-storey addition (sunroom) to the rear of the existing dwelling.

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

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 25.00% of the lot area.
The proposed lot coverage is 27.79% of the lot area.
- 2. Section 14.2.4, By-law No. 7625**
The maximum permitted lot coverage is 25.00% of the lot area.
The proposed lot coverage is 27.79% of the lot area.
- 3. Section 14.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 9.20m.

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

The Minor Variance Application is Approved

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

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A1063/16NY	Zoning	RD/R5 [BLD]
Owner:	SLOBODAN JANKOVIC BRANKICA JANKOVIC	Ward:	Don Valley West (25)
Agent:	FOUR SEASONS SUNROOMS	Heritage:	Not Applicable
Property Address:	1 FORDHAM PL	Community:	North York
Legal Description:	PLAN 4332 LOT 429		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1064/16NY	Zoning	RD/R4[ZONING]
Owner(s):	LEN DESYATNIK TANIA DESYATNIK	Ward:	Willowdale (23)
Agent:	PETER MICHNO	Heritage:	Not Applicable
Property Address:	301 ELLERSLIE AVE	Community:	North York
Legal Description:	PLAN 2334 PT LOT 32 WPT		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey dwelling. The applicant is also proposing to construct a two-storey addition on the west portion of the 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 1.2m.
- 2. Chapter 10.5.60.30.(1), By-law No. 569-2013**
An ancillary building or structure must be 1.8m from the residential building.
The ancillary structure is 1.69m from the residential building.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 18.80m.
- 4. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 20.35m.
- 5. Section 13.2.3(b), By-law No. 7625**
The minimum required west side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
- 6. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 30.33m (including garage).

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:	A1064/16NY	Zoning	RD/R4[ZONING]
Owner:	LEN DESYATNIK TANIA DESYATNIK	Ward:	Willowdale (23)
Agent:	PETER MICHNO	Heritage:	Not Applicable
Property Address:	301 ELLERSLIE AVE	Community:	North York
Legal Description:	PLAN 2334 PT LOT 32 WPT		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1065/16NY	Zoning	RD/R4 [ZZC]
Owner(s):	ALBERT HOI WANG TSANG	Ward:	Willowdale (23)
Agent:	SAHAND HOMES INC	Heritage:	Not Applicable
Property Address:	208 DUNFOREST AVE	Community:	North York
Legal Description:	PLAN 3691 PT LOT 44		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(2), 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 8.49m.
- 2. 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.
- 3. 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.
- 4. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.40% of the lot area.
- 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 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.50m.
7. **Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.70% of the lot area.
8. **Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is **16.92m** (which includes the rear balcony that projects more than 1.60m).
9. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is **8.82m**.

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 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 8.49m.
2. **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.
3. **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.
4. **Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.40% of the lot area.
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 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.50m.

8. Section 13.2.5A, By-law No. 7625

The maximum permitted building length is 16.80m.

The proposed building length is **16.92m** (which includes the rear balcony that projects more than 1.60m).

9. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is **8.82m**.

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

7. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 30.00% of the lot area.

The proposed lot coverage is **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.

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

1. That the rear window on the second storey of the west elevation, be of an opaque or frosted nature.

SIGNATURE PAGE

File Number:	A1065/16NY	Zoning	RD/R4 [ZZC]
Owner:	ALBERT HOI WANG TSANG	Ward:	Willowdale (23)
Agent:	SAHAND HOMES INC	Heritage:	Not Applicable
Property Address:	208 DUNFOREST AVE	Community:	North York
Legal Description:	PLAN 3691 PT LOT 44		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1066/16NY	Zoning	R (f7.5; d0.6)(x933)/R2 Z0.6[ZONING]
Owner(s):	TIMOTHY JOHN WILCOX	Ward:	Don Valley West (25)
Agent:	SIXTEEN DEGREE STUDIO INC	Heritage:	Not Applicable
Property Address:	68 GLENGOWAN RD	Community:	Toronto
Legal Description:	PLAN 511E LOT 28		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition to the existing two-storey dwelling, including a one-storey extension to the garage.

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

- 1. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.35 times the area of the lot.
The proposed Floor Space Index is 0.39 times the area of the lot.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.5m.
The proposed east side yard setback is 0.77m.
- 3. Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.35 times the area of the lot.
The proposed Gross Floor Area is 0.39 times the area of the lot.
- 4. Section Part II 3.B(II), By-law No. 438-86**
The minimum required side lot line setback for that portion of the building not exceeding 17.0m in depth is 0.9m.
The proposed east side lot line setback is 0.77m.

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:	A1066/16NY	Zoning	R (f7.5; d0.6)(x933)/R2 Z0.6[ZONING]
Owner:	TIMOTHY JOHN WILCOX	Ward:	Don Valley West (25)
Agent:	SIXTEEN DEGREE STUDIO INC	Heritage:	Not Applicable
Property Address:	68 GLENGOWAN RD	Community:	Toronto
Legal Description:	PLAN 511E LOT 28		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1067/16NY	Zoning	RD/R4 [WAV]
Owner(s):	DOREEN LILLIAN STANTON	Ward:	Willowdale (23)
Agent:	AGA ENGINEERING INC	Heritage:	Not Applicable
Property Address:	172 MAPLEHURST AVE	Community:	North York
Legal Description:	PLAN M372 LOT 88		

Notice was given and a Public Hearing was held on Thursday, February 9, 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 east side exterior main walls facing a side lot line is 8.30m for 14.00% of the width of the wall.
- 3. Chapter 10.20.40.70.(3), 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 10.20.40.70.(3), 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 13.2.3(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 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.50m.
7. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.10m.
8. **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.
9. **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.
10. **Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.50m.
The proposed front yard setback is 5.93m.

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:	A1067/16NY	Zoning	RD/R4 [WAV]
Owner:	DOREEN LILLIAN STANTON	Ward:	Willowdale (23)
Agent:	AGA ENGINEERING INC	Heritage:	Not Applicable
Property Address:	172 MAPLEHURST AVE	Community:	North York
Legal Description:	PLAN M372 LOT 88		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1068/16NY	Zoning	R Z0.6/R (f7.5; d0.6) x604[ZONING]
Owner(s):	SHAHRYAR SADRI	Ward:	Eglinton-Lawrence (16)
Agent:	ARPA ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	27 UNSWORTH AVE	Community:	Toronto
Legal Description:	PLAN E 601 PT LOT 7 PT LOT 8		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition to the existing two-storey dwelling. The existing one-storey rear addition would be demolished.

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

- 1. Chapter 10. 10.40.40.(2), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.69 times the area of the lot.
The proposed Floor Space Index is **0.80** times the area of the lot.
- 2. Section 6(3) Part VI 1(I), By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.69 times the area of the lot.
The proposed Gross Floor Area is **0.80** times the area of the lot.

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

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:	A1068/16NY	Zoning	R Z0.6/R (f7.5; d0.6) x604[ZONING]
Owner:	SHAHRYAR SADRI	Ward:	Eglinton-Lawrence (16)
Agent:	ARPA ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	27 UNSWORTH AVE	Community:	Toronto
Legal Description:	PLAN E 601 PT LOT 7 PT LOT 8		

Beth Levy (signed)

Wayne McEachern (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1070/16NY	Zoning	R2 Z0.6/R (f7.5; d0.6) (x604)[BLD]
Owner(s):	SHERIF GABRIEL	Ward:	Eglinton-Lawrence (16)
Agent:	BETZ POOLS LTD	Heritage:	Not Applicable
Property Address:	52 ROE AVE	Community:	Toronto
Legal Description:	PLAN 496E PT LOT 49		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rear deck to the existing two-storey dwelling.

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

- 1. Chapter 10.5.40.50, By-law No. 569-2013**
The minimum required side yard setback for a platform is 0.9m.
The proposed deck is 0.76m to the east side yard setback.
- 2. Section 6(3) Part II 8D, By-law No. 438-86**
The maximum permitted platform projection from the front or rear wall is 2.5m.
The proposed platform projection from the rear wall is 3.05m.
- 3. Section 6(3) Part II 8D(I), By-law No. 438-86**
The maximum permitted height of the platform above average grade is 1.2m.
The proposed height of the platform above average grade is **1.77m**.

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:	A1070/16NY	Zoning	R2 Z0.6/R (f7.5; d0.6) (x604)[BLD]
Owner:	SHERIF GABRIEL	Ward:	Eglinton-Lawrence (16)
Agent:	BETZ POOLS LTD	Heritage:	Not Applicable
Property Address:	52 ROE AVE	Community:	Toronto
Legal Description:	PLAN 496E PT LOT 49		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A1071/16NY	Zoning	RM/R2 [ZZC]
Owner(s):	JENNIFER ROSE VIA	Ward:	Eglinton-Lawrence (15)
Agent:	GORAL DESIGN	Heritage:	Not Applicable
Property Address:	83 BELGRAVIA AVE	Community:	York
Legal Description:	PLAN 1499 W PT LOT 68		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 3.(a), By-law No. 1-83**
The minimum required side yard setback is 0.50m.
The proposed east side yard setback is 0.36m.
- 2. Section 3, By-law No. 1-83**
The maximum permitted canopy projection into the front yard is 2.40m.
The proposed canopy projects 2.70m.

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:	A1071/16NY	Zoning	RM/R2 [ZZC]
Owner:	JENNIFER ROSE VIA	Ward:	Eglinton-Lawrence (15)
Agent:	GORAL DESIGN	Heritage:	Not Applicable
Property Address:	83 BELGRAVIA AVE	Community:	York
Legal Description:	PLAN 1499 W PT LOT 68		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A0831/16NY	Zoning	RD/R1B [ZZC]
Owner(s):	JUE ZHU	Ward:	Don Valley West (26)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	9 MACNAUGHTON RD	Community:	East York
Legal Description:	PLAN 2121 PT LOT 200 PT LOT 201		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 17.98m.
- 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 0.634 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 north side yard setback is 0.90m.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed south side yard setback is 0.90m.
- 5. Section 6.3.3, By-law No. 1916**
The maximum permitted building length is 16.75m.
The proposed building length is 17.98m.

6. 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 0.634 times the lot area.

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

The Minor Variance Application is Approved 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:	A0831/16NY	Zoning	RD/R1B [ZZC]
Owner:	JUE ZHU	Ward:	Don Valley West (26)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	9 MACNAUGHTON RD	Community:	East York
Legal Description:	PLAN 2121 PT LOT 200 PT LOT 201		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 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