

Thursday, November 9, 2017

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

File Number:	A0824/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	PATRICK BOYDELL	Ward:	Don Valley East (33)
Agent:	LIEUX ARCHITECTS LTD	Heritage:	Not Applicable
Property Address:	20 GLENEAGLE CRES	Community:	North York
Legal Description:	PLAN M993 LOT 530		

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

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling, in conjunction with a two-storey addition to the north portion of the dwelling. The applicant is also proposing other interior and exterior alterations.

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

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

The maximum permitted height of all rear exterior main walls is 7.50m for no less than 60.00% of the total width. The proposed height of the rear exterior main wall is 7.00m for 52.20% of the total width.

2. Chapter 10.20.40.30.(1), By-law No. 569-2013

The maximum permitted building depth is 19.00m. The proposed building depth is 19.12m.

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 0.82m.

4. Chapter 10.5.40.60.(7), By-law No. 569-2013

Roof eaves may project a maximum of 0.90m provided that they are no closer than 0.30m to a lot line. The proposed eaves project 0.98m.

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

The maximum permitted building length is 16.80m. The proposed building length is 19.21m.

6. 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 0.82m.

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 rear exterior main walls is 7.50m for no less than 60.00% of the total width. The proposed height of the rear exterior main wall is 7.00m for 52.20% of the total width.

2. Chapter 10.20.40.30.(1), By-law No. 569-2013

The maximum permitted building depth is 19.00m. The proposed building depth is 19.12m.

4. Chapter 10.5.40.60.(7), By-law No. 569-2013

Roof eaves may project a maximum of 0.90m provided that they are no closer than 0.30m to a lot line. The proposed eaves project 0.98m.

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

The maximum permitted building length is 16.80m. The proposed building length is 19.21m.

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

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 0.82m **for the first floor only**.

6. 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 0.82m **for the first floor only**.

For the following reasons:

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

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

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

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

SIGNATURE PAGE

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Owner:	PATRICK BOYDELL	Ward:	Don Valley East (33)
Agent:	LIEUX ARCHITECTS LTD	Heritage:	Not Applicable
Property Address:	20 GLENEAGLE CRES	Community:	North York
Legal Description:	PLAN M993 LOT 530		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Thursday, November 9, 2017

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

File Number:	A0825/17NY	Zoning	M1 (ZZC)
Owner(s):	LAIRD DRIVE PROPERTIES LIMITED	Ward:	Don Valley West (26)
Agent:	EDWARD MAKASKAS ARCHITECT INC	Heritage:	Not Applicable
Property Address:	121 LAIRD DR	Community:	East York
Legal Description:	PLAN 2120 LOT 646 PLAN 2574 PT BLK B 1,4,5 & 6 NOW RP 64R14107		

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

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing car rental outlet.

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

1. Section 8.2.1. By-law No. 1916

The use Vehicle Deanship (Car Rental Agency) is not a permitted use in this 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

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:	A0825/17NY	Zoning	M1 (ZZC)
Owner:	LAIRD DRIVE PROPERTIES LIMITED	Ward:	Don Valley West (26)
Agent:	EDWARD MAKASKAS ARCHITECT INC	Heritage:	Not Applicable
Property Address:	121 LAIRD DR	Community:	East York
Legal Description:	PLAN 2120 LOT 646 PLAN 2574 PT BLK B 1,4,5 & 6 NOW RP 64R14107		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

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Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, November 9, 2017

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

File Number:	A0828/17NY	Zoning	RD (f18.0; a690)/R3[ZZC]
Owner(s):	DANA BLOOM KLEIN	Ward:	Eglinton-Lawrence (16)
Agent:	DAVID SMALL DESIGNS	Heritage:	Not Applicable
Property Address:	229 STRATHALLAN WOOD	Community:	North York
Legal Description:	PLAN 1611 L 30		

Notice was given and a Public Hearing was held on Thursday, November 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:

- Chapter 10.5.40.60.(1), By-law No. 569-2013**
platform without main walls, attached to or less than 0.3m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5m if it is no closer to a side lot line than the required side yard setback.
The proposed platform encroaches 3.35m into the required front yard setback.
- Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed porch stairs are 3.82m wide.
- Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 39.5% of the lot area.
- Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 18.68m.
- Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.12m.
The proposed front yard setback is 6.99m.

6. **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 0.71m.
7. **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 0.77m.
8. **Section 12.2, By-law No. 7625**
The minimum required lot frontage is 18m .
The proposed lot frontage is 15.24m.
9. **Section 12.3, By-law No. 7625**
The minimum required lot area is 690m².
The proposed lot area is 628.28m².
10. **Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 0.71m.
11. **Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 0.77m.
12. **Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 19.0m.
13. **Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.0m (flat roof).
The proposed building height is 9.98m.
14. **Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.64m.

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 Modified and Approved

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

1. **Chapter 10.5.40.60.(1), By-law No. 569-2013**
platform without main walls, attached to or less than 0.3m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5m if it is no closer to a side lot line than the required side yard setback.
The proposed platform encroaches 3.35m into the required front yard setback.

2. **Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed porch stairs are 3.82m wide.
3. **Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 39.5% of the lot area.
4. **Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 18.68m.
5. **Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.12m.
The proposed front yard setback is 6.99m.
8. **Section 12.2, By-law No. 7625**
The minimum required lot frontage is 18m .
The proposed lot frontage is 15.24m.
9. **Section 12.3, By-law No. 7625**
The minimum required lot area is 690m².
The proposed lot area is 628.28m².
12. **Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 19.0m.
13. **Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.0m (flat roof).
The proposed building height is 9.98m.
14. **Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.64m.

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

6. **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 **1.20m**.
7. **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 **1.20m**.
10. **Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is **1.20m**.

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

The minimum required side yard setback is 1.8m.

The proposed east side yard setback is **1.20m**.

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

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Owner:	DANA BLOOM KLEIN	Ward:	Eglinton-Lawrence (16)
Agent:	DAVID SMALL DESIGNS	Heritage:	Not Applicable
Property Address:	229 STRATHALLAN WOOD	Community:	North York
Legal Description:	PLAN 1611 L 30		

Beth Levy (signed)

Denise Graham (signed)

Wayne McEachern (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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

File Number:	A0829/17NY	Zoning	R4 [ZZC]
Owner(s):	AFSOON ASGARI MEHRDAD ALAEI	Ward:	Willowdale (24)
Agent:	MEHRDAD ALAEI	Heritage:	Not Applicable
Property Address:	213 NORTHWOOD DR	Community:	North York
Legal Description:	PLAN 4940 LOT 26		

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

PURPOSE OF THE APPLICATION:

To permit the extension of the rear deck.

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

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

The maximum permitted rear deck projection is 2.10m from the wall and a maximum height of 1.00m.

The proposed rear deck projects 4.50m from the rear wall (which also includes the existing portion of the deck).

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:	A0829/17NY	Zoning	R4 [ZZC]
Owner:	AFSOON ASGARI MEHRDAD ALAEI	Ward:	Willowdale (24)
Agent:	MEHRDAD ALAEI	Heritage:	Not Applicable
Property Address:	213 NORTHWOOD DR	Community:	North York
Legal Description:	PLAN 4940 LOT 26		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

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NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
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File Number:	A0832/17NY	Zoning	RD/R1B [ZZC]
Owner(s):	AGAH UGUR HAMIT SEDAT ERATALAR	Ward:	Don Valley West (26)
Agent:	MEMAR CONSULTANTS INC	Heritage:	Not Applicable
Property Address:	27 ASTOR AVE	Community:	East York
Legal Description:	PLAN 2880 PT LOT 246 PT LOT 247		

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

PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the rear and south portion of the existing dwelling. The applicant is also proposing other interior and exterior alterations.

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

1. Chapter 10.5.40.50, By-law No. 569-2013

A platform without main walls, such as a deck, porch, balcony, attached to or within 0.30m of a building, must comply with the required minimum building setbacks for the zone; the required setback is 1.20m.

The proposed side yard setback for the rear deck is **0.80m**.

2. Chapter 10.20.40.10.(1), By-law No. 569-2013

The maximum permitted building height is 8.50m.

The proposed building height is 8.85m.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.00m.

The proposed height of the side exterior main walls facing a side lot line is 7.20m.

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 **18.00m**.

5. 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 0.46m.

6. 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 **0.60m for the garage portion for both floors and 0.80m for the remainder of the dwelling.**

7. Chapter 10.5.40.60.(7), By-law No. 569-2013

Roof eaves may project a maximum of 0.90m provided that they are no closer than 0.30m to a lot line.

The proposed north side eaves project **0.96m** and are **0.26m** from the lot line.

8. Chapter 10.20.30.40.(1), By-law No. 569-2013

The maximum permitted lot coverage is 35.00% of the lot area.

The proposed lot coverage is 36.80% of the lot area.

9. 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 0.674 times the lot area.

10. Section 6.3.3, By-law No. 1916

The maximum permitted building height is 8.50m.

The proposed building height is 8.85m.

11. Section 6.3.3, By-law No. 1916

The maximum permitted building length is 16.75m.

The proposed building length is **18.00m.**

12. 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 0.674 times the lot area.

13. Section 6.3.3, By-law No. 1916

The minimum required side yard setback is 0.90m.

The proposed north side yard setback is 0.46m.

14. Section 6.3.3, By-law No. 1916

The minimum required side yard setback is 0.90m.

The proposed south side yard setback is **0.60m for the garage portion for both floors and 0.80m for the remainder of the dwelling.**

15. Section 5.7, By-law No. 1916

Eaves may encroach into any required front, side or rear yard, to a maximum of 0.61m.

The proposed north side eaves encroach **0.68m** into the required side yard.

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:	A0832/17NY	Zoning	RD/R1B [ZZC]
Owner:	AGAH UGUR HAMIT SEDAT ERATALAR	Ward:	Don Valley West (26)
Agent:	MEMAR CONSULTANTS INC	Heritage:	Not Applicable
Property Address:	27 ASTOR AVE	Community:	East York
Legal Description:	PLAN 2880 PT LOT 246 PT LOT 247		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Thursday, November 9, 2017

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

File Number:	A0833/17NY	Zoning	RD / R3 (BLD)
Owner(s):	MARJAN DAGHIGHI	Ward:	Don Valley West (25)
Agent:	SAEED GHAEMI	Heritage:	Not Applicable
Property Address:	215 OLD YONGE ST	Community:	North York
Legal Description:	PLAN 3747 LOT 2		

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

PURPOSE OF THE APPLICATION:

To construct a new driveway for the existing dwelling.

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

- Chapter 10.5.100.(6), By-law No. 569-2013**
The required driveway with two points of access to the same street must comply with front yard landscaping requirements.
The proposed driveway does not comply.
- Chapter 10.50.50.10, By-law No. 569-2013**
The minimum required front yard hard landscaping is 60%.
The proposed front yard hard landscaping is **54%**.
- Section 7.4A, By-law No. 7625**
The minimum required front yard hard landscaping is 60%.
The proposed front yard hard landscaping is **54%**.

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 be constructed with permeable pavers; and

The driveway maintains a positive slope (2% minimum) from the street to the entry of the integral garage.

SIGNATURE PAGE

File Number:	A0833/17NY	Zoning	RD / R3 (BLD)
Owner:	MARJAN DAGHIGHI	Ward:	Don Valley West (25)
Agent:	SAEED GHAEMI	Heritage:	Not Applicable
Property Address:	215 OLD YONGE ST	Community:	North York
Legal Description:	PLAN 3747 LOT 2		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Thursday, November 9, 2017

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

File Number:	A0834/17NY	Zoning	RD (f15.0; d0.35) (x1427)/R1 Z0.35[BLD]
Owner(s):	NANCY JOAN TORAN	Ward:	Don Valley West (25)
Agent:	NANCY JOAN TORAN	Heritage:	Not Applicable
Property Address:	50 TEDDINGTON PARK AVE	Community:	Toronto
Legal Description:	PLAN 1680 LOT 3		

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

PURPOSE OF THE APPLICATION:

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

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

- 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 0.36 times the area of the lot.
- 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 0.36 times the area of the lot.
- Section 6(3) part II 8 F, By-law No. 438-86**
A roof over a first floor platform or terrace which the platform or terrace is not more than 1.2m above grade, attached to the front wall or rear wall of a residential building other than an apartment building is permitted to project not more than 2.5m from the wall to which it is attached.
The proposed roof projects 4.5m from the wall.

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

The Minor Variance Application is Approved

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:	A0834/17NY	Zoning	RD (f15.0; d0.35) (x1427)/R1 Z0.35[BLD]
Owner:	NANCY JOAN TORAN	Ward:	Don Valley West (25)
Agent:	NANCY JOAN TORAN	Heritage:	Not Applicable
Property Address:	50 TEDDINGTON PARK AVE	Community:	Toronto
Legal Description:	PLAN 1680 LOT 3		

Wayne McEachern (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Thursday, November 9, 2017

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

File Number:	A0836/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	PESSY WEITZNER	Ward:	York Centre (10)
Agent:	PESSY WEITZNER	Heritage:	Not Applicable
Property Address:	73 CLANTON PARK RD	Community:	North York
Legal Description:	CON 2 WY PT LOT 13		

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

PURPOSE OF THE APPLICATION:

To construct a new one storey addition and deck to the side of the existing building and to construct a new one storey addition and deck to the rear of the building.

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 1.8 m.
The existing and proposed west side yard setback is 1.24 m.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length is 17.0 m.
The proposed building length is 22.7 m.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth is 19.0 m.
The proposed building depth is 22.13 m.
- 4. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 22.28 m.
- 5. Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The existing and proposed west side yard setback is 1.24 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

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

SIGNATURE PAGE

File Number:	A0836/17NY	Zoning	RD / R4 (ZZC)
Owner:	PESSY WEITZNER	Ward:	York Centre (10)
Agent:	PESSY WEITZNER	Heritage:	Not Applicable
Property Address:	73 CLANTON PARK RD	Community:	North York
Legal Description:	CON 2 WY PT LOT 13		

Wayne McEachern (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Thursday, November 9, 2017

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

File Number:	A0837/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZCC]
Owner(s):	YU ZHOU	Ward:	Willowdale (23)
Agent:	IDELS ARCHITECT INC.	Heritage:	Not Applicable
Property Address:	156 CHURCH AVE	Community:	North York
Legal Description:	PLAN 2633 LOT 163		

Notice was given and a Public Hearing was held on Thursday, November 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:

- Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.52m
- Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.52m
- Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 31.9% of the lot area.
- Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed front stairs are 2.44m wide.
- Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m
The proposed height of the side exterior main walls facing a side lot line is **8.50m**.

6. **Section 13.2.3(b), By-law No. 7625**
The required minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.52m
7. **Section 13.2.3(b), By-law No. 7625**
The required minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.52m
8. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.29 m.

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

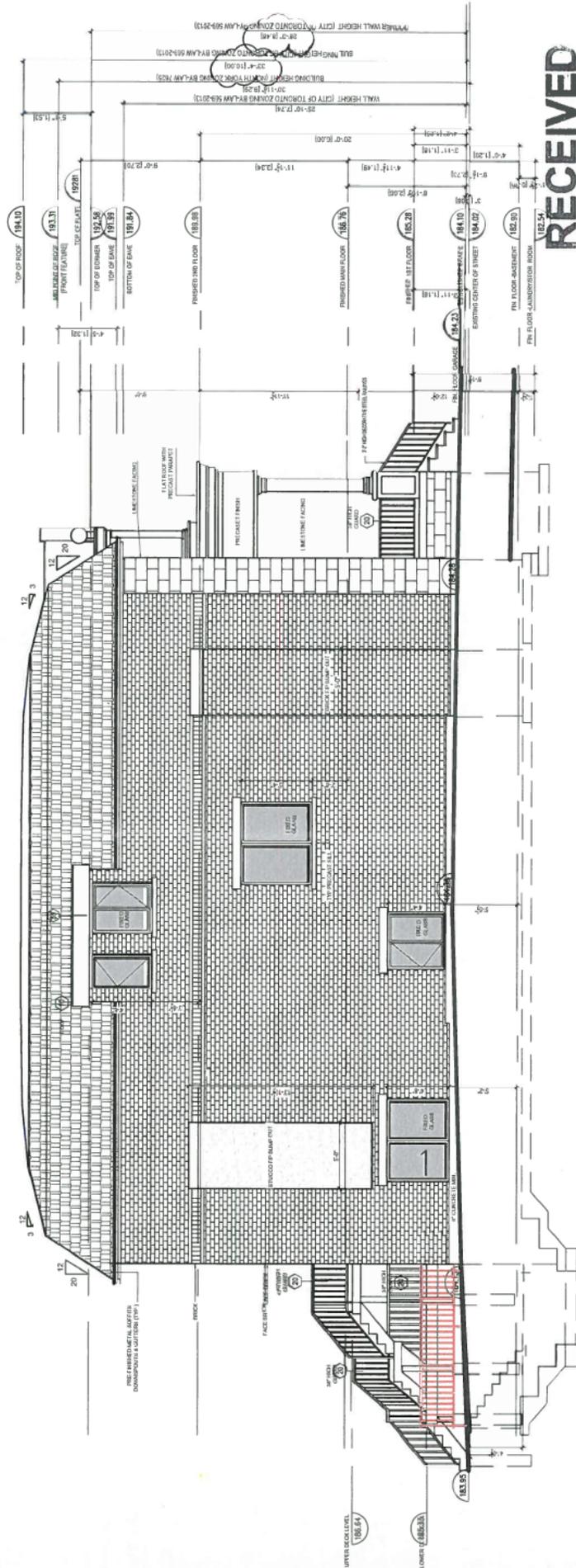
The Minor Variance Application is Approved on Condition

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

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

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

- 1) The proposal be developed substantially in accordance with the east and west side elevation drawings submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division, October 30, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.



RECEIVED

OCT 30 2017

Toronto City Planning
North York District

SHEET NO

A9

SIDE (EAST) ELEVATION

DATE	SEPT 15, 2017
SCALE	N.T.S.
DRAWN	MK
CHECKED	RI

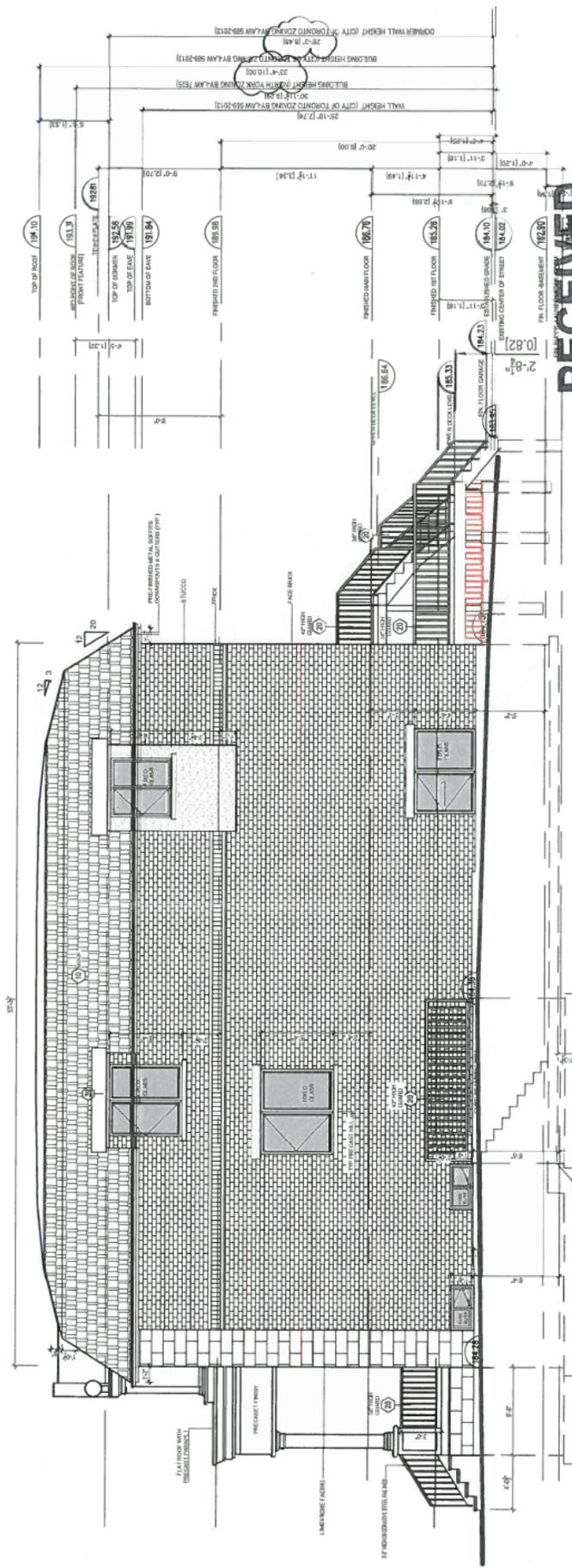
REVISION / ISSUE	DATE
1. COMMITTEE OF ADJUSTMENT	15 SEPT, 2017
2. PORCH REVISION	24 OCT, 2017
3. HEIGHT OF HOUSE / MAIN WALL REV.	31 OCT, 2017

NEW SINGLE FAMILY RESIDENCE
158 CHURCH STR., TORONTO, ON M5N 4G5

APPLICANT'S NAME:
Richard Idels

idi
IDELS ARCHITECTING, INC.

100 NORTH GERRARD STREET EAST, 3RD FLOOR
TORONTO, ONTARIO M4M 1B7
tel: (416) 461-0032 fax: (416) 461-7054
email: info@idelsarchitect.com



RECEIVED

OCT 30 2017

Toronto City Planning
North York District

DATE	SEPT 15, 2017
SCALE	N.T.S.
DRAWN	MK
CHECKED	RI

REVISION / ISSUE	DATE
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NEW SINGLE FAMILY RESIDENCE
158 CHURCH STR., TORONTO, ON M2N 4G5

APPLICANT'S NAME
Richard Idels

idels ARCHITECT INC.
60 NORTH WILLOW CRESCENT
THORNHILL, ONTARIO
L4A 3J1
TEL: (905) 886-7044
WWW.IDELSEARCHITECT.COM

SHEET NO.
A10

WEST (SIDE) ELEVATION

SIGNATURE PAGE

File Number:	A0837/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZCC]
Owner:	YU ZHOU	Ward:	Willowdale (23)
Agent:	IDELS ARCHITECT INC.	Heritage:	Not Applicable
Property Address:	156 CHURCH AVE	Community:	North York
Legal Description:	PLAN 2633 LOT 163		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

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Thursday, November 9, 2017

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

File Number:	A0838/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	MEIR GUDELMAN	Ward:	York Centre (10)
Agent:	MEIR GUDELMAN	Heritage:	Not Applicable
Property Address:	60 ROBINGROVE RD	Community:	North York
Legal Description:	PLAN M902 LOT 148		

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

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling in conjunction with additions to the sides and front of the dwelling. The applicant is also proposing other interior and exterior alterations.

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 north side yard setback is 1.49m.

2. 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 1.48m.

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

A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall.

The first floor area is 0.00m² within 4.00m of the main front wall.

4. Chapter 10.20.30.40.(1), By-law No. 569-2013

The maximum permitted lot coverage is 35.00% of the lot area.

The proposed lot coverage is 39.22% of the lot area.

5. Chapter 10.20.40.70.(2), By-law No. 569-2013

The minimum required rear yard setback is 8.38m.

The proposed rear yard setback is 8.23m.

6. Chapter 10.20.40.70.(1), By-law No. 569-2013

The minimum required front yard setback is 8.23m.

The proposed front yard setback is 8.08m.

7. 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 1.49m.

8. 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 1.48m.

9. Section 13.2.3(c), By-law No. 7625

The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 8.23m.

10. Section 6(24)(d), By-law No. 7625

In rear yard , unexcavated porches and decks attached to or detached from the main building shall not be located (A) closer to the side lot lines than the minimum side yard setback for the main building; the required side yard setback is 1.80m.
The proposed side yard setback is 1.49m.

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

The maximum permitted projection of a canopy is 2.10m from the front wall.
The proposed front canopy projects 3.28m.

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

Porches and decks, either excavated or unexcavated, and canopies shall be permitted to project into the minimum front yard setback not more than 2.10m.
The proposed porch projects 2.89m.

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: A0838/17NY
Owner: MEIR GUDELMAN
Agent: MEIR GUDELMAN
Property Address: **60 ROBINGROVE RD**
Legal Description: PLAN M902 LOT 148

Zoning: RD/R4 [ZZC]
Ward: York Centre (10)
Heritage: Not Applicable
Community: North York

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
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North York Panel

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*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

Thursday, November 9, 2017

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

File Number:	A0839/17NY	Zoning	RD / R4 (WAVIER)
Owner(s):	SOHILA HANAFY SHOJAEI ALIREZA ANVARI	Ward:	Willowdale (23)
Agent:	ARCICA INC	Heritage:	Not Applicable
Property Address:	258 BETTY ANN DR	Community:	North York
Legal Description:	PLAN 4589 LOT 23		

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

PURPOSE OF THE APPLICATION:

To construct a new two storey dwelling with integral garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.20.30.40, By-law No. 569-2013**
The maximum permitted coverage is 30% of the lot area.
The proposed 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 1.8 m.
The proposed west side yard setback is 1.5 m.
- 3. Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 1.5 m.
- 4. Chapter 10.20.40.10, By-law No. 569-2013**
The maximum permitted height of specified pairs of side walls is 7.5 m.
The proposed height of the side walls is 7.8 m.
- 5. Section 13.2.4, By-law No. 7625**
The maximum permitted coverage is 30% of the lot area.
The proposed coverage is 32% of the lot area.
- 6. Section 13.2.3, By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is 1.5 m.

7. **Section 13.2.3, By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 1.5 m.
8. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.1 m.

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

The Minor Variance Application is Approved on Condition

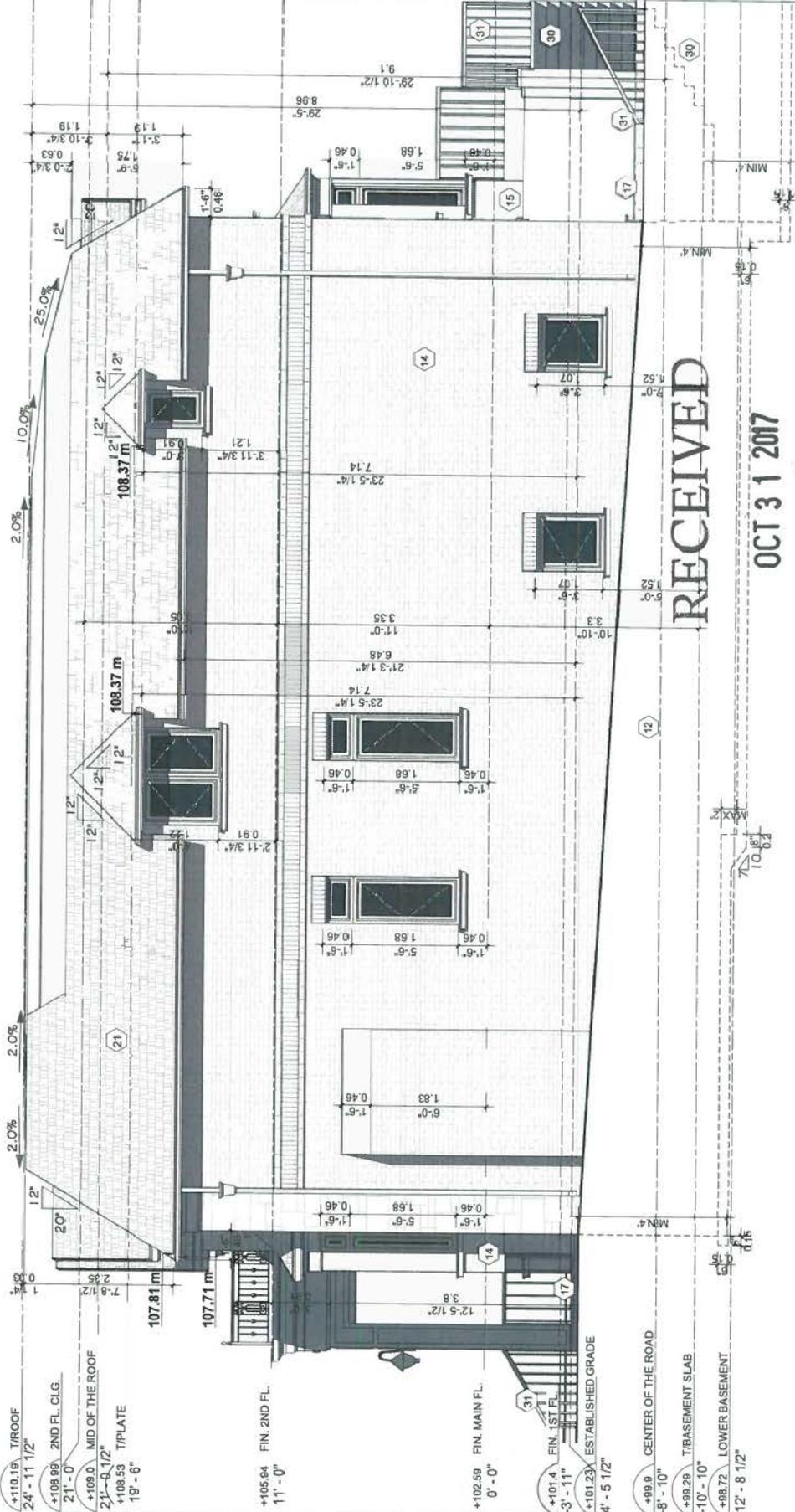
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

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

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

- 1) The proposal be developed substantially in accordance with the east and west side elevation drawings submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division, October 31, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.
- 2) **The requirements of the Parks and Recreation, Urban Forestry Division;**
 - i) 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.

GLAZED AREAS:
 1. AREA OF EXPOSED BUILDING FACE: 1230.09 SQ.FT.
 2. PROPOSED GLAZED AREA: 87.15 SQ.FT. (7%)



designed by:
ALI SHAKERI
 T. 416 8166951 F. 416 2508904
ARCICA INC.
 326 SHEPPARD AVENUE EAST,
 #2N 204
 TORONTO, ONTARIO, CANADA

project:
258 BETTY ANN DRIVE
 drawing:
SIDE ELEVATION(EAST)
 scale:
3/16" = 1'-0"
 page:
A 9

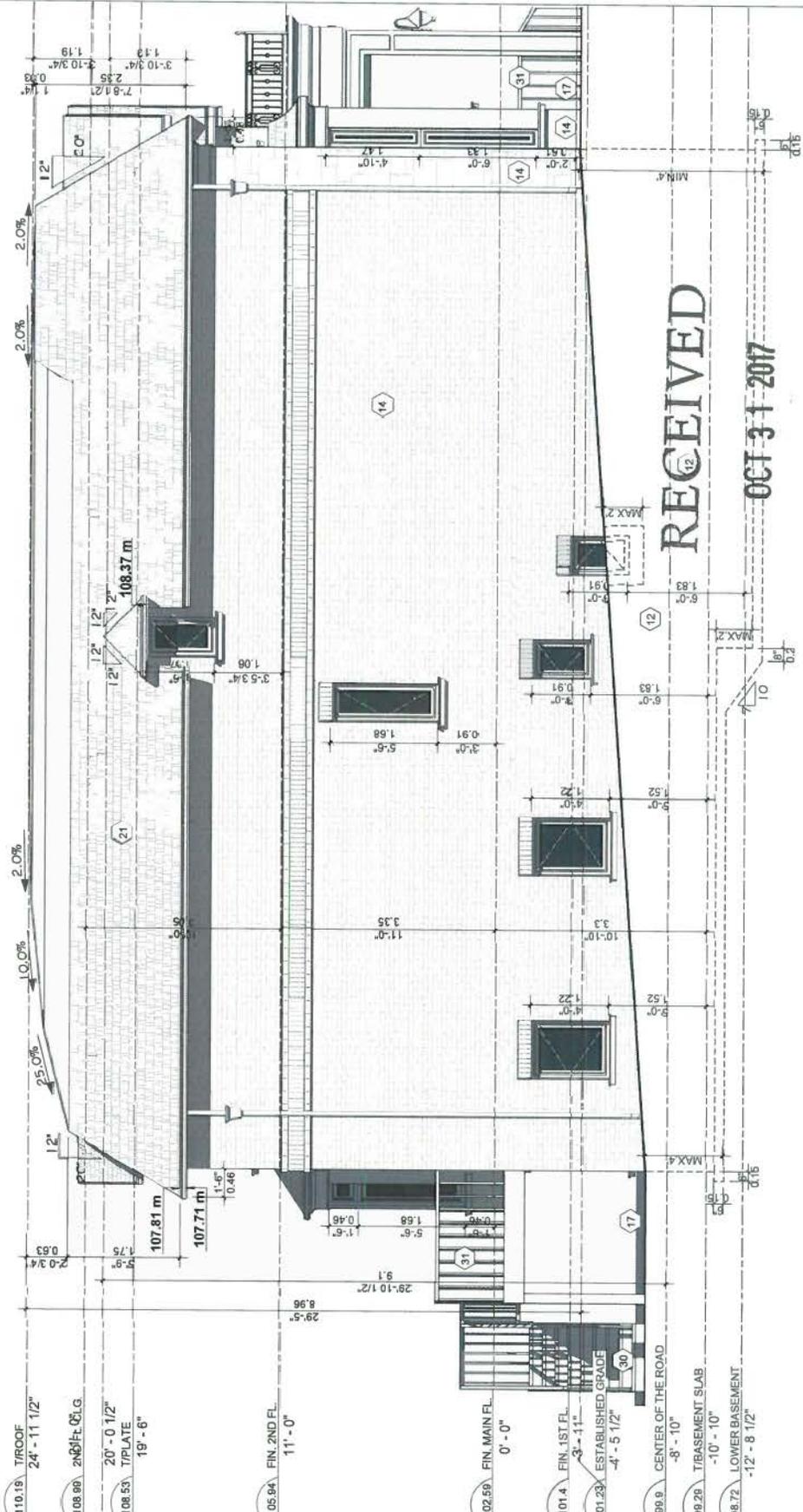
revisions:
SEP. 15, 2017- Issued for COA1
 THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER
Ali Shakeri
BCIN#24574
FSA Associates Ltd.
BCIN#30998

1 ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
 2 VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 3 DO NOT SCALE DRAWINGS.
 4 ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND COMMENCEMENT OF THE WORK.
 5 USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED ISSUED FOR CONSTRUCTION.
 6 ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION

RECEIVED
OCT 31 2017
 CITY OF TORONTO PLANNING
 NORTH YORK CIVIC CENTRE

GLAZED AREAS:

- 1. AREA OF EXPOSED BUILDING FACE: 1196.51 SQ.FT.
- 2. PROPOSED GLAZED AREA: 65.96 SQ.FT. (5.51%)



RECEIVED

OCT 31 2017

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE

designed by:
ALI SHAKERI
T. 416 8166551 F. 416 2508900
ARCICA INC.
326 SHEPPARD AVENUE EAST,
MEN 504
TORONTO, ONTARIO, CANADA

project: **258 BETTY ANN DRIVE**
drawing: **SIDE ELEVATION(WEST)**
scale: **3/16" = 1'-0"**
page: **A 08**

revisions:
SEP.15, 2017- Issued for COA1

THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER
All Shakeri
BCIN#24574
F&A Associates Ltd.
BCIN#30098

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5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED 'ISSUED FOR CONSTRUCTION';
6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION

SIGNATURE PAGE

File Number:	A0839/17NY	Zoning	RD / R4 (WAVIER)
Owner:	SOHILA HANAFY SHOJAEI ALIREZA ANVARI	Ward:	Willowdale (23)
Agent:	ARCICA INC	Heritage:	Not Applicable
Property Address:	258 BETTY ANN DR	Community:	North York
Legal Description:	PLAN 4589 LOT 23		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, November 9, 2017

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

File Number:	A0841/17NY	Zoning	RD/R6 [ZZC]
Owner(s):	OLENA LEANNA LEKSIKOVA	Ward:	Eglinton-Lawrence (16)
Agent:	MEHRAN HEYDARI	Heritage:	Not Applicable
Property Address:	91 BURNCREST DR	Community:	North York
Legal Description:	PLAN 1831 E PT LOT 126		

Notice was given and a Public Hearing was held on Thursday, November 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 35.24% 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 side exterior main walls facing a side lot line is 8.39m **for 37.00% of the width of the west wall and 22.00% of the width of the east wall.**

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

The maximum permitted building height is 8.80m.

The proposed building height is 9.27m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.66m.

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

The maximum permitted building length is 15.30m.

The proposed building length is 15.82m.

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:**

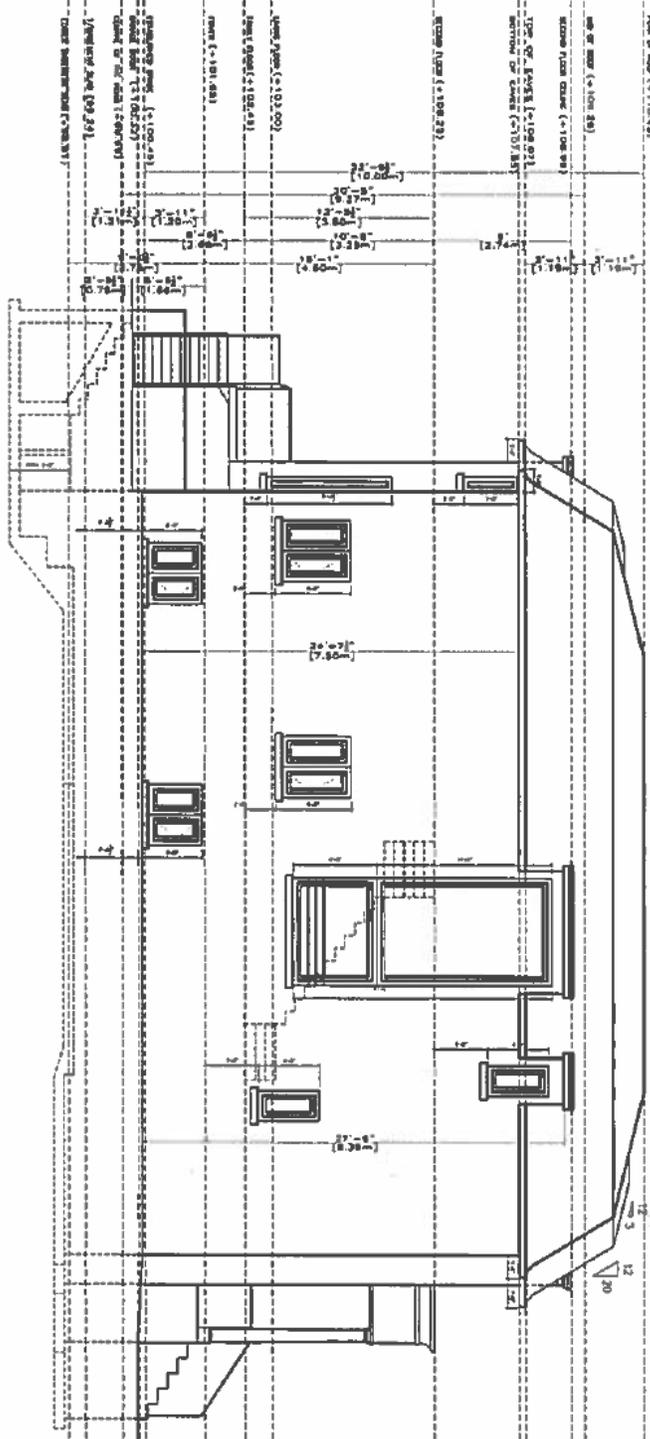
The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to 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 substantially in accordance with the west and east elevations submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, October 27, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.
- 2) **The requirements of the Parks and Recreation, Urban Forestry Division;**
 - i) Submission of a complete application for permit to injure or remove privately owned trees.



RECEIVED
 OCT 27 2017
 Toronto City Planning
 North York District

PROJECT TITLE:
 91 BURNCREST DRIVE
 NORTH YORK, ONTARIO

SHEET NUMBER:
A8

DRAWING TITLE: **SIDE ELEVATION (EAST)**
 SCALE: 1/8"=1'-0"

NO.	REVISION FOR	DATE
1	ISSUED	08/27/2017
2	COA	11/28/2017

SIGNATURE PAGE

File Number:	A0841/17NY	Zoning	RD/R6 [ZZC]
Owner:	OLENA LEANNA LEKSIKOVA	Ward:	Eglinton-Lawrence (16)
Agent:	MEHRAN HEYDARI	Heritage:	Not Applicable
Property Address:	91 BURNCREST DR	Community:	North York
Legal Description:	PLAN 1831 E PT LOT 126		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Thursday, November 9, 2017

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

File Number:	A0844/17NY	Zoning	RD (f15.0; a550) x5/R4[WAV]
Owner(s):	AMIR NEJAD GASHTI	Ward:	Willowdale (24)
Agent:	MEMAR ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	57 WHITTAKER CRES	Community:	North York
Legal Description:	PLAN 4794 PT LOT 26		

Notice was given and a Public Hearing was held on Thursday, November 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 569-2013**
The permitted maximum height of all side exterior main walls is 7.5 m
The proposed height of all side exterior main walls is **8.40m**
- 2. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m
The proposed east side yard setback is 1.66m.
- 3. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m
The proposed west side yard is 1.20m
- 4. Chapter 10.20.40.20.(1), By-law 569-2013**
The permitted maximum building length is 17.0m
The proposed building length is 18.43m
- 5. Chapter 10.20.30.40 (1), By-law 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 6. Chapter 10.5.50.10. (1), By-law 569-2013**
A minimum of 60% of the front yard must be landscaping.
The proposed front yard landscaping area is **58%**

7. **Section 6.(30)a, By-law 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 2.72m.
8. **Section 13.2.3(b), By-law 7625**
The required minimum side yard setback is 1.8m
The proposed east side yard setback is 1.66m.
9. **Section 13.2.3(b), By-law 7625**
The required minimum side yard setback is 1.8m
The proposed west side yard is 1.20m
10. **Section 6.(24), By-law 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 2.5m
11. **Section 6.(9)(b), By-law 7625**
The maximum projection of a stair in the front and rear yard is 2.1m.
The proposed front stair projects 2.50m
12. **Section 13.2.6, By-law 7625**
The maximum permitted building height is 8.8m
The proposed building height is 10.12m
13. **Section 13.2.5A, By-law 7625**
The maximum permitted building length is 16.8m
The proposed building length is 18.32m

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

The Minor Variance Application is Approved on Condition

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

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

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

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

- i) The applicant shall submit an application for permit to injure or remove private trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.

SIGNATURE PAGE

File Number:	A0844/17NY	Zoning	RD (f15.0; a550) x5/R4[WAV]
Owner:	AMIR NEJAD GASHTI	Ward:	Willowdale (24)
Agent:	MEMAR ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	57 WHITTAKER CRES	Community:	North York
Legal Description:	PLAN 4794 PT LOT 26		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, November 9, 2017

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

File Number:	A0845/17NY	Zoning	RD/R1 Z0.60 [WAV]
Owner(s):	RONNEN MAZE DAWN MAZE	Ward:	Eglinton-Lawrence (16)
Agent:	BEECHWOOD INVESTMENTS DEVELOPMENT INC	Heritage:	Not Applicable
Property Address:	88 CASTLE KNOCK RD	Community:	Toronto
Legal Description:	PLAN M512 PT LOT 121		

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

PURPOSE OF THE APPLICATION:

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

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 0.60 times the lot area.
The proposed floor space index is 0.7925 times the lot area.

2. Chapter 200.5.1.10.(1), By-law No. 569-2013

The minimum required number of parking spaces is one (1).
The proposed will have zero (0) parking spaces.

3. Section 4(4), By-law No. 438-86

The minimum required number of parking spaces is one (1).
The proposed will have zero (0) parking spaces.

4. 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 0.7925 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:	A0845/17NY	Zoning	RD/R1 Z0.60 [WAV]
Owner:	RONNEN MAZE DAWN MAZE	Ward:	Eglinton-Lawrence (16)
Agent:	BEECHWOOD INVESTMENTS DEVELOPMENT INC	Heritage:	Not Applicable
Property Address:	88 CASTLE KNOCK RD	Community:	Toronto
Legal Description:	PLAN M512 PT LOT 121		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, November 9, 2017

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

File Number:	A0847/17NY	Zoning	RD(f:15.0; a550) x5/R4[ZZC]
Owner(s):	2510498 ONTARIO LTD.	Ward:	Eglinton-Lawrence (16)
Agent:	EGF AND ASSOCIATES	Heritage:	Not Applicable
Property Address:	10 SHELBORNE AVE	Community:	North York
Legal Description:	PLAN 1786 PT LOTS 407, 408 & 409		

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

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.18m
The proposed front yard setback is 6.92m.
- Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setbacks is 1.8m
The proposed east side yard setback is 0.96m
- Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setbacks is 1.8m
The proposed west side yard setback is 0.99m
- Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 38.98% of the lot area
- Chapter 10.5.100.1(1), By-law No. 569-2013**
The required maximum driveway width is 3.81m.
The proposed driveway width is 4.47m.

6. **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 1.11m into the required side yard setback.
7. **Chapter 10.5.40.60.(8), By-law No. 569-2013**
Wall mounted vents, pipes, or utility equipment may encroach into a required setback 0.6m if it is no closer to a lot line than 0.3m
The proposed fire shutter encroaches 0.99m into the required side yard setback.
8. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8m.
The proposed building height is 9.82m.
9. **Section 13.2.3(b), By-law No. 7625**
The minimum required east side yard setback is 1.8m.
The proposed east side yard setback is 0.96m.
10. **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 0.99m.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

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

SIGNATURE PAGE

File Number:	A0847/17NY	Zoning	RD(f:15.0; a550) x5/R4[ZZC]
Owner:	2510498 ONTARIO LTD.	Ward:	Eglinton-Lawrence (16)
Agent:	EGF AND ASSOCIATES	Heritage:	Not Applicable
Property Address:	10 SHELBORNE AVE	Community:	North York
Legal Description:	PLAN 1786 PT LOTS 407, 408 & 409		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL:
Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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- a completed OMB Appellant Form (A1) in **paper format**
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Thursday, November 9, 2017

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

File Number:	A0848/17NY	Zoning:	RD/R1A [ZZC]
Owner(s):	KRZYSZTOF SLEDZIECKI URSZULA SLEDZIECKA	Ward:	Don Valley West (26)
Agent:	DAVID STICKNEY	Heritage:	Not Applicable
Property Address:	170 PARKHURST BLVD	Community:	East York
Legal Description:	PLAN 1925 PT LOT 540 PT LOT 541		

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

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling.

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 0.45 times the lot area.
The proposed floor space index is **0.607** times the lot area.

2. Chapter 10.5.100.1.(1), By-law No. 569-2013

The maximum permitted driveway width is 4.72m.
The proposed driveway width is 4.90m.

3. Section 6.3.3, By-law No. 1916

The maximum permitted floor space index is 0.45 times the lot area.
The proposed floor space index is **0.607** times the lot area.

4. Section 6.1.2, By-law No. 1916

In all R1 and R2 residential zones, garages located below Finished Grade are not permitted.
The proposed garage is located below Finished Grade.

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 be constructed with permeable pavers; and
- 2) The driveway maintains a positive slope (2% minimum) from the street to the entry of the integral Garage.
- 3) **The requirements of the Parks and Recreation, Urban Forestry Division;**
 - i) Submission of a complete application for a permit to injure or destroy a City-owned tree(s). **A Contractor's Agreement to Perform Work on City-owned Trees will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf. Submission of a tree protection guarantee security deposit to guarantee the protection of City-owned trees according to the Tree Protection Policy and Specifications for Construction Near Trees or as otherwise approved by Urban Forestry. Accepted methods of payment include debit or card, certified cheque or money order payable to the Treasurer of the City of Toronto, or Letter of Credit.**

SIGNATURE PAGE

File Number:	A0848/17NY	Zoning	RD/R1A [ZZC]
Owner:	KRZYSZTOF SLEDZIECKI URSZULA SLEDZIECKA	Ward:	Don Valley West (26)
Agent:	DAVID STICKNEY	Heritage:	Not Applicable
Property Address:	170 PARKHURST BLVD	Community:	East York
Legal Description:	PLAN 1925 PT LOT 540 PT LOT 541		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL:
Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, November 9, 2017

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

File Number:	A0849/17NY	Zoning	D / R4 (ZZC)
Owner(s):	SONSOLES MIHIC ALAN MIHIC	Ward:	Don Valley East (34)
Agent:	ROSS BILL	Heritage:	Not Applicable
Property Address:	73 LARABEE CRES	Community:	North York
Legal Description:	PLAN 5112 L 150 WDS		

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

PURPOSE OF THE APPLICATION:

To construct a new two storey dwelling with integral garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.50.40.10.(5), By-law No. 569-2017**
The required minimum area of the first floor within 4.0 m of the front wall is 10 m².
The proposed area of the first floor within 4.0 m for the front main wall is 0 m².
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2017**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 33% of the lot area.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2017**
The required minimum front yard setback is 8.57 m.
The proposed front yard setback is 7.5 m.
- 4. Chapter 10.50.40.60.(3), By-law No. 569-2017**
Exterior stairs providing pedestrian access to a building may encroach into a required building setback if the stairs are no wider than 2.0 m.
The proposed stairs are 2.93 m wide.
- 5. Section 6(24), By-law No. 7625**
The maximum projection of an unexcavated deck in the rear is 2.1 m from the wall if it is greater than 1 m above all points of the adjacent ground.
The proposed deck projects 3.35 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

- 1) **The requirements of the Parks and Recreation, Urban Forestry Division.**

SIGNATURE PAGE

File Number:	A0849/17NY	Zoning	D / R4 (ZZC)
Owner:	SONSOLES MIHIC ALAN MIHIC	Ward:	Don Valley East (34)
Agent:	ROSS BILL	Heritage:	Not Applicable
Property Address:	73 LARABEE CRES	Community:	North York
Legal Description:	PLAN 5112 L 150 WDS		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

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To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
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Thursday, November 9, 2017

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

File Number:	A0853/17NY	Zoning	RD/R3 [ZZC]
Owner(s):	QI TANG	Ward:	Don Valley West (25)
Agent:	CATHERINE LI	Heritage:	Not Applicable
Property Address:	139 GORDON RD	Community:	North York
Legal Description:	PLAN 3517 LOT 58		

Notice was given and a Public Hearing was held on Thursday, November 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.(1), By-law No. 569-2013

The maximum permitted building height is 10.00m.
The proposed building height is 10.30m.

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 side exterior main walls facing a side lot line is **8.00m**.

3. Chapter 10.20.40.20.(1), By-law No. 569-2013

The maximum permitted building length is 17.00m.
The proposed building length is **18.48m**.

4. 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.

5. 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.

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

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

7. Section 12.7, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is **9.76m**.

8. Section 12.5A, By-law No. 7625

The maximum permitted building length is 16.80m.

The proposed building length is **18.48m**.

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.50m.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.50m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 2.06m.

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

The maximum projection for stairs in the front and rear yard is 2.10m.

The proposed front stairs project 2.67m.

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.(1), By-law No. 569-2013

The maximum permitted building height is 10.00m.

The proposed building height is 10.30m.

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 side exterior main walls facing a side lot line is **8.00m**.

3. Chapter 10.20.40.20.(1), By-law No. 569-2013

The maximum permitted building length is 17.00m.

The proposed building length is **18.48m**.

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

The maximum permitted finished first floor height is 1.20m.

The proposed finished first floor height is 1.50m.

7. Section 12.7, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is **9.76m**.

8. Section 12.5A, By-law No. 7625

The maximum permitted building length is 16.80m.

The proposed building length is **18.48m**.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 2.06m.

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

The maximum projection for stairs in the front and rear yard is 2.10m.

The proposed front stairs project 2.67m.

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 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.

5. 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.

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

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.50m.

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

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.50m.

For the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

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

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

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

SIGNATURE PAGE

File Number:	A0853/17NY	Zoning	RD/R3 [ZZC]
Owner:	QI TANG	Ward:	Don Valley West (25)
Agent:	CATHERINE LI	Heritage:	Not Applicable
Property Address:	139 GORDON RD	Community:	North York
Legal Description:	PLAN 3517 LOT 58		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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Thursday, November 9, 2017

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

File Number:	A0854/17NY	Zoning	R / R2 (ZZC)
Owner(s):	NAZANIN SADAT HAKKAK JEFFREY RICHARD SWAN	Ward:	Eglinton-Lawrence (16)
Agent:	VULCAN DESIGN INC	Heritage:	Not Applicable
Property Address:	155 MELROSE AVE	Community:	Toronto
Legal Description:	PLAN 1494 PT LOTS 226 & 227		

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

PURPOSE OF THE APPLICATION:

To construct an new two storey dwelling with integral garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.50.40.10.(5), By-law No. 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
The proposed first floor area is 7.65 m².
- 2. Chapter 10.10.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building is 10 m.
The proposed building height is 10.27 m.
- 3. Chapter 10.10.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all front and rear main walls is 7.5 m.
The proposed height for the front exterior main wall is 8.58 m.
- 4. Chapter 10.10.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth for a dwelling is 17.0 m.
The proposed building depth is **17.32 m**.
- 5. Chapter 10.10.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot.
The proposed floor space index is **0.8792** times the area of the lot.
- 6. Chapter 10.5.50.10.(1), By-law No. 569-2013**
A minimum of 50% of the front yard must be landscaping.
The proposed front yard landscaping area is 42.6%.

7. **Chapter 10.50.50.10.(1), By-law No. 569-2013**
A minimum of 75% of the required front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 54.6%.
8. **Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The proposed eaves are 0.26 m from the west lot line.
9. **Section 6(3) Part I 1, By-law No. 438-86**
The by-law limits the residential gross floor area in an area zoned R2 to 0.6 times the area of the lot.
The proposed gross floor area is **0.8792** times the area of the lot.
10. **Section 6(3) Part II 3.B(II), By-law No. 438-86**
The by-law requires a detached house in an R2 district, to have a minimum side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.
The proposed east side lot line setback is 0.93 m
11. **Section 6(3) Part II 3.B(II), By-law No. 438-86**
The by-law requires a detached house in an R2 district, to have a minimum side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.
The proposed west side lot line setback is 0.56 m.
12. **Section 6(3) Part II 8 D(I), By-law No. 438-86**
The by-law limits the height of an uncovered platform which projects into the required setbacks to a maximum of 1.2 m above grade.
The proposed height is 2.81 m above grade.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

- i) 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:	A0854/17NY	Zoning	R / R2 (ZZC)
Owner:	NAZANIN SADAT HAKKAK JEFFREY RICHARD SWAN	Ward:	Eglinton-Lawrence (16)
Agent:	VULCAN DESIGN INC	Heritage:	Not Applicable
Property Address:	155 MELROSE AVE	Community:	Toronto
Legal Description:	PLAN 1494 PT LOTS 226 & 227		

Beth Levy (signed)

Wayne McEachern (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, November 9, 2017

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

File Number:	A0856/17NY	Zoning	RD/R6(20) [ZZC]
Owner(s):	ARKADI SHEINERMAN	Ward:	Eglinton-Lawrence (16)
Agent:	VULCAN DESIGN INC	Heritage:	Not Applicable
Property Address:	647 WOBURN AVE	Community:	North York
Legal Description:	PLAN M109 LOTS 388 & 389 PT CLOSED LANEWAY RP 66R8453 PART 10		

Notice was given and a Public Hearing was held on Thursday, November 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 10.5.40.10.(5), By-law No. 569-2013

A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall.
The proposed first floor area is 8.64m² within 4.00m of the main front wall.

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 and west side exterior main walls facing a side lot line is 9.22m.

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

The maximum permitted finished first floor height is 1.20m.
The proposed finished first floor height is 1.74m.

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 30.80% of the lot area.

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

The maximum permitted building height is 8.80m.
The proposed building height is 10.14m.

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

The maximum permitted building length is 15.30m.
The proposed building length is 16.59m.

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

The maximum permitted finished first floor height is 1.50m.

The proposed finished first floor height is 1.90m.

8. 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 3.66m from the rear wall and is 50.41% 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:**

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

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

i) 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 applicant is to provide permanent opaque screening or fencing along the east edge of the rear deck/platform with a minimum height of 1.5 metres from the floor.

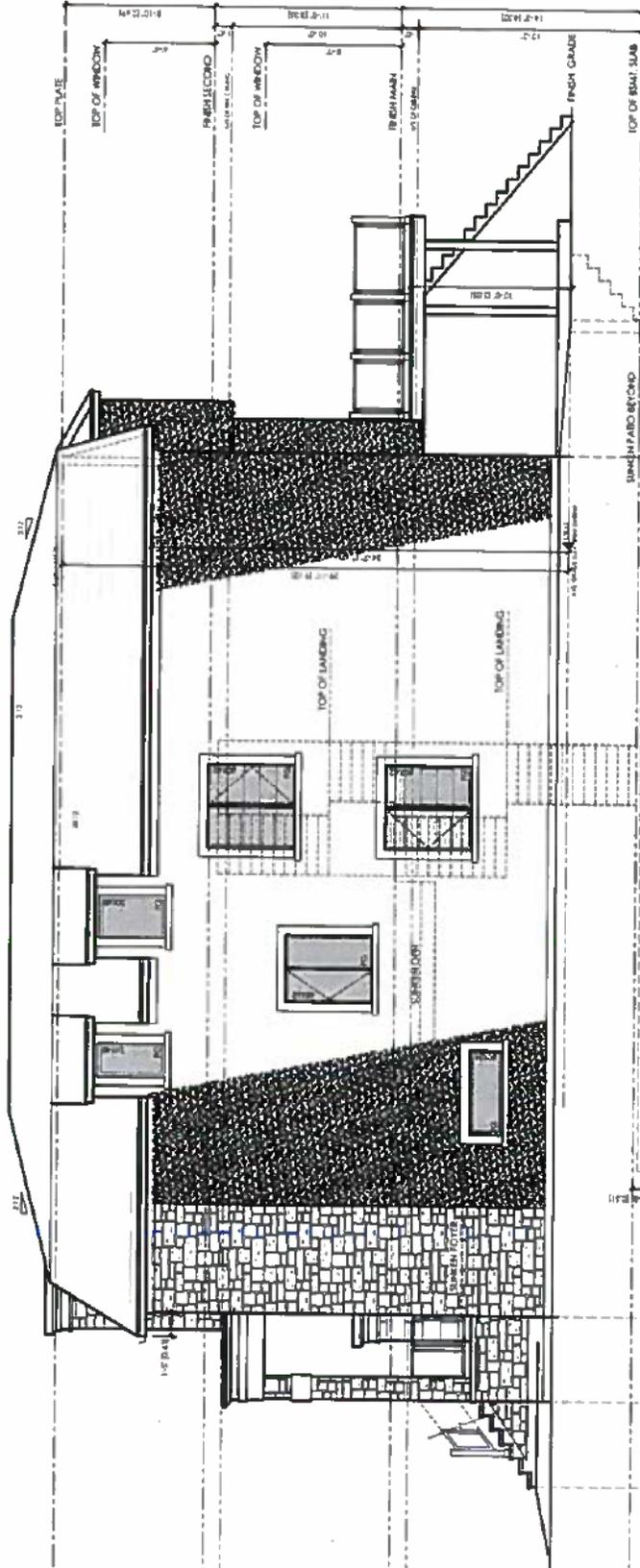
3) The proposal be developed substantially in accordance with the east and west elevations submitted to the Committee of Adjustment, date stamped received by the City' of Toronto Planning Division, October 27, 2017.

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



VULCAN DESIGN INC.

DATE:	10/26/16
DRAWN BY:	QJB
CHECKED BY:	
PROJECT/LOCATION:	PRIVATE RES. 647 WILBURN AVE. TORONTO, ON
SCALE:	3/8" = 1'-0"
NOTE:	1. CONSULT THE ARCHITECT FOR ALL DIMENSIONS AND MATERIALS. 2. FINISHES TO BE INDICATED ON ALL SURFACES. 3. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES. 4. SEE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES. 5. SEE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.



RECEIVED

OCT 27 2017

Toronto City Planning
North York District

PROPOSED RIGHT SIDE ELEVATION



SIGNATURE PAGE

File Number:	A0856/17NY	Zoning	RD/R6(20) [ZZC]
Owner:	ARKADI SHEINERMAN	Ward:	Eglinton-Lawrence (16)
Agent:	VULCAN DESIGN INC	Heritage:	Not Applicable
Property Address:	647 WOBURN AVE	Community:	North York
Legal Description:	PLAN M109 LOTS 388 & 389 PT CLOSED LANEWAY RP 66R8453 PART 10		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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.

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Thursday, November 9, 2017

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

File Number:	A0860/17NY	Zoning	RD / R6 (BLD)
Owner(s):	MINA HAZAR	Ward:	Willowdale (23)
	MOHAMMAD REZA TALEBI		
Agent:	MOHAMMAD REZA TALEBI	Heritage:	Not Applicable
Property Address:	94 NORTON AVE	Community:	North York
Legal Description:	PLAN 2400 LOT 311 PT LOT 310		

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

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.50.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.
The proposed front stairs are 2.4 m wide.
- 2. Chapter 10.50.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 6.97 m.
The existing front yard setback is 6.05 m.
- 3. Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.3 m.
The proposed building length is 20.52 m.
- 4. Section 14-A(5)c, By-law No. 7625**
The minimum required west side yard setback is 1.2 m.
The proposed/existing west side yard setback for the existing detached garage is 0.36 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

- 1) The proposal be developed substantially in accordance with the site plan drawing submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division, October 30, 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:	A0860/17NY	Zoning	RD / R6 (BLD)
Owner:	MINA HAZAR	Ward:	Willowdale (23)
	MOHAMMAD REZA TALEBI		
Agent:	MOHAMMAD REZA TALEBI	Heritage:	Not Applicable
Property Address:	94 NORTON AVE	Community:	North York
Legal Description:	PLAN 2400 LOT 311 PT LOT 310		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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- a completed OMB Appellant Form (A1) in **paper format**
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Thursday, November 9, 2017

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

File Number:	A0861/17NY	Zoning	RD(f15.0; A550)(X5)/R4[ZZC]
Owner(s):	LAURA RODRIGUES JULIO RODRIGUES	Ward:	Eglinton-Lawrence (15)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	80 HILLMOUNT AVE	Community:	North York
Legal Description:	PLAN 1766 LOT 24		

Notice was given and a Public Hearing was held on Thursday, November 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 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10m² of the First Floor area must be within 4m of the front wall.
There is 0m² proposed within 4m of the front wall.
- 2. Chapter 10.10.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the (building/structure) is 10.3m.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The proposed building length is 23.47m
- 4. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The required minimum rear yard setback is 10.3m.
The proposed rear yard setback is 9.74m.
- 5. Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m.
The proposed east side yard setback is 1.5m.

6. **Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m.
The proposed west side yard setback is 1.19m
7. **Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 43.45% of the lot area.
8. **Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m
The proposed front yard stairs are 2.59m wide.
9. **Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed rear yard stairs are 2.13m wide.
10. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.75m.
11. **Section 13.2.3(b), By-law No. 7625**
The minimum required east side yard setback is 1.8m.
The proposed east side yard setback is 1.5m.
12. **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 1.19m.
13. **Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 23.47m.

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

The Minor Variance Application is Approved on Condition

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

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

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

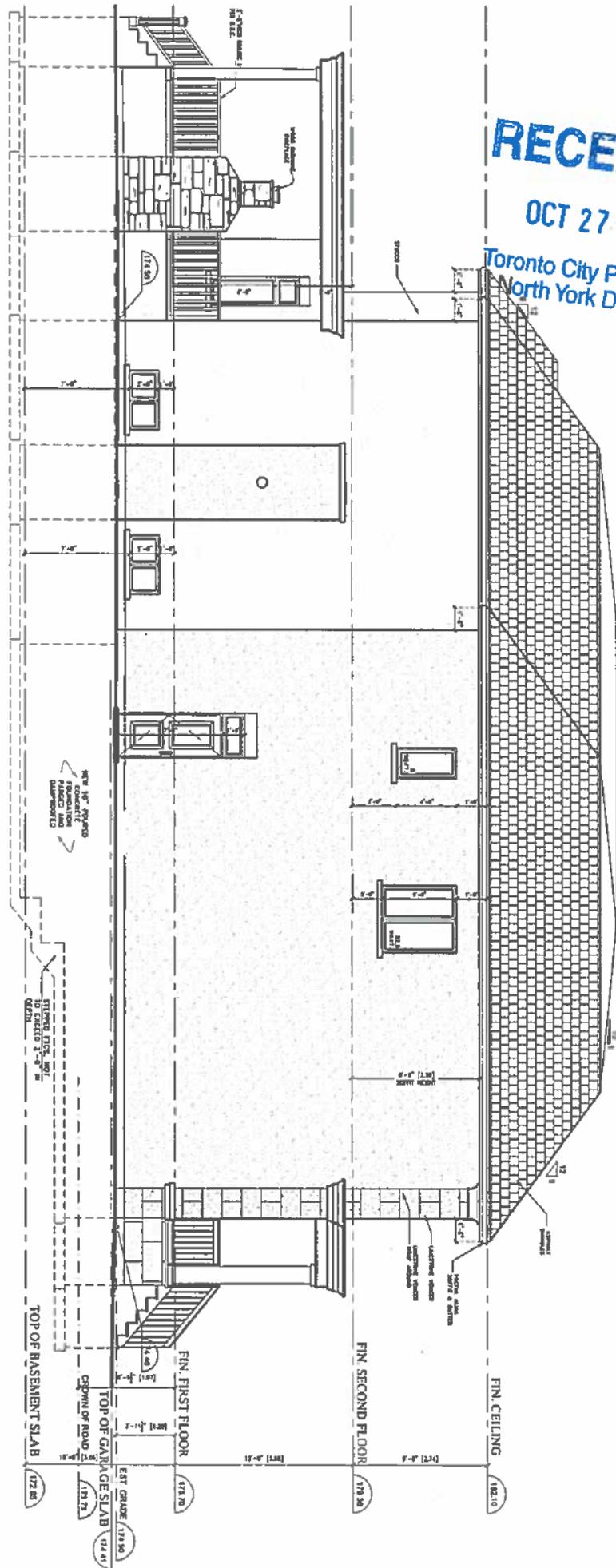
- 1) **The requirements of the Parks and Recreation, Urban Forestry Division;**

- i) The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
- 2) The proposal be developed substantially in accordance with the west elevation submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, October 27, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

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OCT 27 2017

Toronto City Planning
North York District



LEFT (WEST) ELEVATION
- 80 HILLMOUNT AVE -

WINDOW AREAS:
 WALL AREA = 1390 ft² (128.1 m²)
 7% WINDOW ALLOWANCE = 97.3 ft² (9.0 m²)
 WINDOW AREAS = 41.5 ft² (3.8 m²)
 (41.5 x 0.9) = 37.4 ft² (3.5 m²)

Rubinfoff Design Group
 887 Mount Pleasant Road
 Toronto, Ontario M4S 2W4
 TEL: 416-461-7811 FAX: 416-461-7812
 www.rubinfoffdesign.com

80 HILLMOUNT AVE.
 SCALE: 1/75 JUNE 26, 2017

SIGNATURE PAGE

File Number:	A0861/17NY	Zoning	RD(f15.0; A550)(X5)/R4[ZZC]
Owner:	LAURA RODRIGUES JULIO RODRIGUES	Ward:	Eglinton-Lawrence (15)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	80 HILLMOUNT AVE	Community:	North York
Legal Description:	PLAN 1766 LOT 24		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Thursday, November 9, 2017

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

File Number:	A0862/17NY	Zoning	RD/R6 [WAV]
Owner(s):	RONNIT MAMBER MARK SIBILIA	Ward:	Eglinton-Lawrence (16)
Agent:	JONATHAN WEIZEL ARCHITECT	Heritage:	Not Applicable
Property Address:	124 DUNBLAINE AVE	Community:	North York
Legal Description:	PLAN 1576 EPT WPT 17		

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

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing driveway.

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

1. Chapter 10.5.50.10.(1)(B), By-law No. 569-2013

A maximum of 50.00% of the front yard area is permitted to be hard surfacing.
The front yard area has 57.99% hard surfacing.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

- i) Submission of a complete application for a permit to injure or destroy a City-owned tree(s).

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

SIGNATURE PAGE

File Number:	A0862/17NY	Zoning	RD/R6 [WAV]
Owner:	RONNIT MAMBER MARK SIBILIA	Ward:	Eglinton-Lawrence (16)
Agent:	JONATHAN WEIZEL ARCHITECT	Heritage:	Not Applicable
Property Address:	124 DUNBLAINE AVE	Community:	North York
Legal Description:	PLAN 1576 EPT WPT 17		

Beth Levy (signed)

Wayne McEachern (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL:
Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, November 9, 2017

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

File Number:	A0730/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	LILIU	Ward:	Willowdale (24)
Agent:	LOYALTO INC	Heritage:	Not Applicable
Property Address:	10 BAYBERRY CRES	Community:	North York
Legal Description:	PLAN M676 LOT 41		

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

PURPOSE OF THE APPLICATION:

To construct a new two storey dwelling with integral garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.50.40.60.(1), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the rear yard setback 2.5 m.
The proposed platform encroaches 2.72 m into the rear yard setback.
- 2. Chapter 10.5.40.70.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30.0% of the lot area.
The proposed lot coverage is 31.7% of the lot area.
- 3. Chapter 10.5.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 7.67 m.
The proposed front yard setback is 6.21 m.
- 4. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The required minimum rear yard setback is 7.5 m.
The proposed rear yard setback is 4.92 m.
- 5. Chapter 10.50.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.
The proposed front stairs are 4.05 m wide.

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

The minimum required front yard setback is 7.5 m, +/- 1.0 m.

The proposed front yard setback is 6.21 m.

7. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8 m.

The proposed building height is 8.95 m.

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

The minimum required setback to the rear lot line for a rear deck is 3.0 m.

The proposed rear deck setback is 2.19 m.

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

The Minor Variance Application is 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:	A0730/17NY	Zoning	RD / R4 (ZZC)
Owner:	LILIU	Ward:	Willowdale (24)
Agent:	LOYALTO INC	Heritage:	Not Applicable
Property Address:	10 BAYBERRY CRES	Community:	North York
Legal Description:	PLAN M676 LOT 41		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Thursday, November 9, 2017

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

File Number:	A0831/17NY	Zoning	R5 / RD(f15, a550)(x5)[WAV]
Owner(s):	TAIJIANG TAO SONGMEI CUI	Ward:	Don Valley West (25)
Agent:	SHENSHU ZHANG	Heritage:	Not Applicable
Property Address:	26 PAPERBIRCH DR	Community:	North York
Legal Description:	PLAN 4545 LOT 274		

Notice was given and a Public Hearing was held on Thursday, November 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. Section 10.20.40.10 (2), By law 569-2013

The maximum permitted main wall height is 7.5m for 100% width of the wall;
The proposed main wall height for north and south is 7.18m for 85.6% and 8.65m 14.4%,

2. Section 10.20.30.40.(1)(A), By law 569-2013

The maximum permitted lot coverage is 25%
The proposed lot coverage is **28.00%**.

3. Section 10.5.40.70.(1), By law 569-2013

The minimum required front yard setback is 9.98m
The proposed front yard setback is 8.64m.

4. Section 14.2.4(a), By law 7625

The maximum permitted lot coverage is 25%;
The proposed lot coverage is **28.00%**

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

The Minor Variance Application is Approved on Condition

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

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

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

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

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

SIGNATURE PAGE

File Number:	A0831/17NY	Zoning	R5 / RD(f15, a550)(x5)[WAV]
Owner:	TAIJIANG TAO SONGMEI CUI	Ward:	Don Valley West (25)
Agent:	SHENSHU ZHANG	Heritage:	Not Applicable
Property Address:	26 PAPERBIRCH DR	Community:	North York
Legal Description:	PLAN 4545 LOT 274		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL:
Wednesday, November 29, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Thursday, November 9, 2017

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

File Number:	A0858/17NY	Zoning	R (f9.0; u2; d0.6) (x725)/R1S Z0.6[ZZC]
Owner(s):	ANTHONY MICHAEL HOFFMAN JOHANNA MEREDITH MALLEY	Ward:	Eglinton-Lawrence (16)
Agent:	BOXWOOD ARCHITECTS	Heritage:	Not Applicable
Property Address:	39 CASTLEFIELD AVE	Community:	Toronto
Legal Description:	PLAN 734 RANGE 3 PT LOT 7		

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

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 725(A), By-law No. 569-2013**
The maximum building length is 14m.
The proposed building length is 18.22m.
- 2. Chapter 10.5.80.10.(3), By-law No. 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
The proposed parking spot is located in a front yard.
- 3. Chapter 200.5.1.10(2), By-law No. 569-2013**
The minimum required parking width of the parking space is 2.9m (obstruction to the East)
The proposed front yard parking space is 2.6m wide.
- 4. Chapter 10.10.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 9m
The proposed height of the (building/structure) is 9.99m
- 5. Chapter 200.5.10.1(1), By-law No. 569-2013**
The required minimum number of parking space(s) for the dwelling is 1 spaces.
The proposal will have 0 spaces.

6. **Section 4(4), By-law No. 438-86**
The required number of parking spaces is 1.
The proposed parking space is 0.
7. **Section 6(3) Part IV 1(e), By-law No. 438-86**
The by-law prohibits the parking of motor vehicles on the portion of the lot between the front lot line and the front wall of the building.
The proposed parking does not comply.
8. **Section 4(17), By-law No. 438-86**
The required parking width of the parking space is 2.9m (obstruction to the East)
The proposed front yard parking space is 2.6m wide.
9. **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, where the side wall contains openings is 0.9m.
The proposed East side lot line setback is 0.7m.
10. **Section 12(2)112, By-law No. 438-86**
The maximum permitted building length is 14m
The proposed building length is 18.22m

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:	A0858/17NY	Zoning	R (f9.0; u2; d0.6) (x725)/R1S Z0.6[ZZC]
Owner:	ANTHONY MICHAEL HOFFMAN JOHANNA MEREDITH MALLEY	Ward:	Eglinton-Lawrence (16)
Agent:	BOXWOOD ARCHITECTS	Heritage:	Not Applicable
Property Address:	39 CASTLEFIELD AVE	Community:	Toronto
Legal Description:	PLAN 734 RANGE 3 PT LOT 7		

Beth Levy (signed)

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, November 16, 2017

LAST DATE OF APPEAL: Wednesday, November 29, 2017

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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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