

**EXTRACTS FROM THE MINUTES OF THE NORTH YORK PANEL
COMMITTEE OF ADJUSTMENT MEETING HELD ON JANUARY 18, 2007**

B0075/06NY,	KAMRAN SAMIMI
B0076/06NY,	Plan 3517, Part of Lots 148 & 149
A0850/06NY,	Rear of 159 & 161 Owen Boulevard
A0851/06NY &	R3 – Single Family Detached Dwelling Zone
A0852/06NY	Don Valley West (25)

APPLICATION:

B0075/06NY & B0076/06NY:

For consent to the division of a parcel of residential lands into two parts for conveyance purposes for the purposes of a lot addition for the creation of a new residential building lot.

A0850/06NY:

To permit the construction of a new two storey dwelling on the newly created lot.

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

1. Proposed lot area of 674.6m²
WHEREAS a minimum lot area of 690m² is required.

A0851/06NY:

To permit the construction of a new two storey dwelling on the above noted property. The existing dwelling would be demolished.

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

1. Proposed lot area of 674.3m²
WHEREAS a minimum lot area of 690m² is required; and
2. West side yard setback of 1.8m to the proposed dwelling
WHEREAS a minimum setback of 3m is required.

A0852/06NY:

To permit the existing dwelling to maintained as constructed on a lot reduced by severance.

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

1. Proposed lot area of 675.8m²
WHEREAS a minimum lot area of 690m² is required; and

B0075/06NY, B0076/06NY, A0850/06NY, A0851/06NY & A0852/06NY cont'd:

2. Proposed rear yard setback of 8.75m to the existing dwelling
WHEREAS a minimum setback of 9.5m is required.

The Committee had before it the following communications;

- Copies of the notices of hearing dated January 10, 2007.
- A memorandum dated January 17, 2006, from Frank Clarizio, Technical Services, outlining their requirements.
- A memorandum dated January 11, 2007, from Roberto Stopnicki, Director, Transportation Services, North York District, outlining their requirements.
- A memorandum dated January 17, 2007, from Harold Moffatt, Parks, Forestry & Recreation, Urban Forestry, North York District, outlining their requirements with respect to City owned trees.
- A memorandum dated January 17, 2007, from Councillor Cliff Jenkins, in opposition to this application.
- A communication dated January 8, 2007, from Robert Patrick and Linda Patrick, 155 Gordon Road, Toronto, Ontario, M2P 1E7, in opposition to this application.
- A communication from Joan Gilmour and Paul Rosenberg, 160 Gordon Road, Toronto, Ontario, M2P 1E8, in opposition to this application.
- A communication dated January 16, 2007, from Edward and Tammy Reiter, 163 Owen Boulevard, Toronto, Ontario, M2P 1G8, in opposition to this application.
- A communication dated January 10, 2007, from Andre & Lily Chan, 156 Gordon Road, Toronto, Ontario, M2P 1E8, in opposition to this application.
- A communication dated January 11, 2006, from Mina Young, 162 Owen Boulevard, Toronto, Ontario, M2P 1G7, in opposition to this application.
- A communication dated January 11, 2007, from Harriet and Herb Tuvel, 167 Owen Boulevard, Toronto, Ontario, M2P 1G8, in opposition to this application.
- A communication dated January 12, 2007, from Rosaline and Patrick Sue, 165 Owen Boulevard, Toronto, Ontario, M2P 1G8, in opposition to this application.
- A communication from Gwendolyn E. Kane, 158 Gordon Road, Toronto, Ontario, M2P 1E8, in opposition to this application.

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- A communication dated January 11, 2007, from Paul and Janet Hennick, 168 Gordon Boulevard, Toronto, Ontario, M2P 1G7, in opposition to this application.
- A communication dated January 15, 2007, from Cindy Weiner, President, St. Andrew's Ratepayers Association, 97 Lord Seaton Road, Toronto, Ontario, M2P 1K7, in opposition to this application.
- A petition dated January 12, 2007, containing 19 signatures from area residents in opposition to this application.
- A communication dated January 4, 2007, from Yuriy Tiraspol'skiy, 169 Owen Boulevard, Toronto, Ontario, M2P 1G8, indicating no objection to this application.
- A communication dated January 5, 2007, from Meh'sen Zamani, 158 Owen Boulevard, Toronto, Ontario, M2P 1G7, indicating no objection to this application.
- A communication dated January 2007 from Sydney Klug, 160 Owen Boulevard, Toronto, Ontario, M2P 1G7, indicating no objection to this application subject to the conditions contained therein.
- A request for a copy of the Committee's Decision from Alex Firdich, 160 Munro Boulevard, Toronto, Ontario, M2P 1C8.
- A request for a copy of the Committee's Decision from Patrick Sue, 165 Owen Boulevard, Toronto, Ontario, M2P 1G8.

The following persons appeared before the Committee of Adjustment in connection with the foregoing matter:

- Mr. Franco Romano, Action Planning Consultants, 1278 Seagull Drive, Toronto, Ontario, L5J 3T7 and Mr. Glen Rubinoff, Rubinoff Design Group, 1280 Finch Avenue West, Suite 417, Toronto, Ontario, M3J 3K6, representatives for the applicant who commented on the merits of this application.
- Ms. Patrick Sue, 165 Owen Boulevard, Toronto, Ontario, M2P 1G8, who spoke in opposition to this application.
- Ms. May Doyle, Executive Assistant to Councillor Cliff Jenkins, who commented that the proposed lots would be undersized in comparison to the other lots in the neighbourhood. She further commented that the Councillor is opposed to these applications and requested that the applications be refused.

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The Committee was of the opinion that the proposed lots would not be in character with the other lots in the area.

B0075/06NY & B0076/06NY

DECISION: It was moved by Mr. Peacock, seconded by Mr. Pletsch and carried unanimously that the applications be REFUSED.

Grounds for refusal are that the proposed lots are not in keeping with the general pattern of development in the area, and having had regard for Section 51(24) of the Planning Act, the Committee was of the opinion that the application does not maintain the general intent of the Official Plan and the size of the proposed lots are not consistent with the lots in the area.

A0850/06NY, A0851/06NY & A0852/06NY

DECISION: It was moved by Mr. Peacock, seconded by Mr. Pletsch and carried unanimously that the application be REFUSED.

Grounds for refusal are that the variance is not minor, is not within the general intent of the Zoning By-law and is not an appropriate development of this property.