NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0058/10NY	Zoning	R6/RD - Waiver -
Owner(s):	SYLVIA KLEIMAN DAISY KLEIMAN	Ward:	Eglinton-Lawrence (16)
Agent:	AZIN ZOLFAGHARI		
Property Address:	**687 WOBURN AVE**	Community**:**	North York
Legal Description:	PLAN M109 LOTS 368, 369, 370 RP 66R8453 PART 1		

Notice was given and the application considered on Thursday, March 24, 2011, as required by the Planning Act.

THE CONSENT REQUESTED:

The subject land municipally known as 687 Woburn Avenue consists of three whole lots on the Registered Plan M-109 (Lot 368, Lot 369, and Lot 370), and contains a one storey dwelling. The owner proposes to demolish the existing dwelling and to create two new building lots. A two storey detached dwelling would be constructed on each lot, as shown on the attached drawings.

Part 1, would have 9.14m (29.98ft.) frontage on the south side of Woburn Avenue and an area of 352.98 m^2.

Parts 2 and 3, would have 9.14m (29.98ft.) frontage on the south side of Woburn Avenue and an area of 370.45m^2.

The owner has also applied for variances A0673/10NY & A0674/10NY to permit the proposed dwellings and would be considered jointly by the Committee.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Refused

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

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

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Owner(s):	SYLVIA KLEIMAN DAISY KLEIMAN	Ward:	Eglinton-Lawrence (16)
Agent:	AZIN ZOLFAGHARI		
Property Address:	**687 WOBURN AVE**	Community**:**	North York
Legal Description:	PLAN M109 LOTS 368, 369, 370 RP 66R8453 PART 1		

Donna McCormick (signed) Isaac Lallouz (signed) Jason Tsang (signed)

Virginia A. Solomon (signed) David Peacock (signed)

DATE DECISION MAILED ON: Friday, April 1, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 20, 2011

CERTIFIED TRUE COPY

Denise Rundle (signed)
Manager & Deputy Secretary Treasurer
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of $125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of $25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.
NOTE: Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

NOTICE OF DECISION

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

File Number:	A0673/10NY	Zoning	R6/RD - Waiver -
Owner(s):	SYLVIA KLEIMAN	Ward:	Eglinton-Lawrence (16)
Agent:	AZIN ZOLFAGHARI		
Property Address:	**WEST 9.14M OF 687 WOBURN AVE (PART 2)**	Community**:**	North York
Legal Description:	PLAN M109 LOTS 368, 369, 370 RP 66R8453 PART 1		

Notice was given and a Public Hearing was held on Thursday, March 24, 2011, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey detached dwelling. The existing dwelling would be demolished.

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

North York Zoning By-law no. 7625 (Part 1):

1. Proposed east side yard setback of 0.61m
   WHEREAS a minimum of 1.2m is required;

2. Proposed west side yard setback of 0.91m
   WHEREAS a minimum of 1.2m is required;

3. Proposed lot frontage of 9.14m
   WHEREAS a minimum of 12m is required;

4. Proposed lot coverage of 35.73% (126.1m^2 or 1357.56sq.ft.)
   WHEREAS a maximum of 30% (105.89m^2 or 1139.8sq.ft.) is permitted;

5. Propose building height of 11.14m
   WHEREAS a maximum of 8m is permitted

6. Proposed rear balcony area of 13.8m^2
   WHEREAS a maximum of 3.8m^2 is permitted;

7. Proposed building length of 18.52m
   WHEREAS a maximum of 15.3m is permitted; and

8. Proposed below grade garage
   WHEREAS below grade garage is not permitted.

City of Toronto Zoning By-law no. 1156-2010

1. Proposed east side yard setback of 0.61m
   WHEREAS a minimum of 1.2m is required;

2. Proposed west side yard setback of 0.91m

WHEREAS a minimum of 1.2m is required;

3. Proposed lot frontage of 9.14m
WHEREAS a minimum of 12m is required;

4. Proposed lot coverage of 35.73% (126.1m^2 or 1357.56sq.ft.)
WHEREAS a maximum of 30% (105.89m^2 or 1139.8sq.ft.) is permitted;

5. Proposed building height of 10.79m
WHEREAS a maximum of 7.2m is permitted;

6. Proposed rear balcony area of 13.8m^2
WHEREAS a maximum of 4m^2 is permitted; and

7. Proposed below grade garage
WHEREAS below grade garage is not permitted.

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:	A0673/10NY	Zoning	R6/RD - Waiver -
Owner:	SYLVIA KLEIMAN	Ward:	Eglinton-Lawrence (16)
Agent:	AZIN ZOLFAGHARI		
Property Address:	**WEST 9.14M OF 687 WOBURN AVE (PART 2)**	Community**:**	North York
Legal Description:	PLAN M109 LOTS 368, 369, 370 RP 66R8453 PART 1		

Isaac Lallouz (signed) Donna McCormick (signed) Jason Tsang (signed)

Virginia A. Solomon (signed) David Peacock (signed)

DATE DECISION MAILED ON: Friday, April 1, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 12, 2011

CERTIFIED TRUE COPY

Denise Rundle (signed)
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:	A0674/10NY	Zoning	R6/RD - Waiver -
Owner(s):	SYLVIA KLEIMAN	Ward:	Eglinton-Lawrence (16)
Agent:	AZIN ZOLFAGHARI		
Property Address:	**EAST 9.14M OF 687 WOBURN AVE (PART 1)**	Community**:**	North York
Legal Description:	PLAN M109 LOTS 368, 369, 370 RP 66R8453 PART 1		

Notice was given and a Public Hearing was held on Thursday, March 24, 2011, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey detached dwelling. The existing dwelling would be demolished.

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

North York Zoning By-law no. 7625 (Part 2&3):

1. Proposed west side yard setback of 0.61m
   WHEREAS a minimum of 1.2m is required;

2. Proposed east side yard setback of 0.92m
   WHEREAS a minimum of 1.2m is required;

3. Proposed lot frontage of 9.14m
   WHEREAS a minimum of 12m is required;

4. Proposed lot coverage of 35.8% (132.6m^2 or 1427.5sq.ft.)
   WHEREAS a maximum of 30% (111.1m^2 or 1196.2sq.ft.) is permitted;

5. Propose building height of 11.11m
   WHEREAS a maximum of 8m is permitted

6. Proposed rear balcony area of 13.8m^2
   WHEREAS a maximum of 3.8m^2 is permitted;

7. Proposed building length of 18.52m
   WHEREAS a maximum of 15.3m is permitted;

8. Proposed below grade garage
   WHEREAS below grade garage is not permitted.

City of Toronto Zoning By-law no. 1156-2010

1. Proposed west side yard setback of 0.61m
   WHEREAS a minimum of 1.2m is required;

2. Proposed east side yard setback of 0.92m

WHEREAS a minimum of 1.2m is required;

3. Proposed lot frontage of 9.14m
WHEREAS a minimum of 12m is required;

4. Proposed lot coverage of 35.8% (132.6m^2 or 1427.5sq.ft.)
WHEREAS a maximum of 30% (111.1m^2 or 1196.2sq.ft.) is permitted;

5. Proposed building height of 10.71m
WHEREAS a maximum of 7.2m is permitted;

6. Proposed rear balcony area of 13.8m^2
WHEREAS a maximum of 4m^2 is permitted;

7. Proposed below grade garage
WHEREAS below grade garage is not permitted.

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.

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