

CITY COUNCILLOR, WARD 16, CITY OF
TORONTO
KAREN STINTZ
CITY HALL
100 QUEEN ST W SUITE B32
TORONTO ON M5H 2N2

Wednesday, October 19, 2011

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

File Number:	B030/11NY	Zoning	R3 (Waiver)
Owner(s):	DONALD RAWLINGS	Ward:	Eglinton-Lawrence (16)
Agent:	REZA AKBARI		
Property Address:	98 ESGORE DR	Community:	North York
Legal Description:	PLAN 2391 NPT		

Notice was given and the application considered on Wednesday, October 19, 2011, as required by the Planning Act.

THE CONSENT REQUESTED:

This is an application for the division of a parcel of residential lands into two parts for conveyance purposes for the creation of a new residential building lot.

The lands concerned have a lot frontage of 14.27m on the west side of Esgore Drive, an average depth of 58.41m and an area of 828.41m². The lands presently contain a one storey dwelling municipally known as 98 Esgore Drive.

It is proposed to divide the lands into two parts for the creation of a new residential building lot. The existing dwelling and detached garage would be demolished and a new two storey dwelling is proposed to be constructed on each of the resulting lots.

Part 1 on the plan attached to this notice would have a lot frontage of 14.27m fronting onto the west side of Esgore Drive, an average depth of 29.16m and an area of 419.60m².

Part 2 on the plan attached to this notice, would have a lot frontage of 14.63m fronting onto the east side of Saunders Street, an average depth of 29.16m and an area of 408.78m².


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):

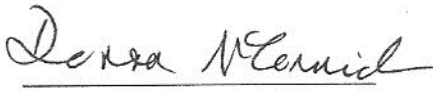
- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots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

SIGNATURE PAGE

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Property Address:	98 ESGORE DR	Community:	North York
Legal Description:	PLAN 2391 NPT		


Isaac Lallouz (signed)


David Peacock (signed)


Donna McCormick (signed)

DATE DECISION MAILED ON: Thursday, October 27, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, November 15, 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.

Wednesday, October 19, 2011

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

File Number:	A419/11NY	Zoning	R3 (Waiver)
Owner(s):	DONALD RAWLINGS	Ward:	Eglinton-Lawrence (16)
Agent:	REZA AKBARI		
Property Address:	98 ESGORE DR (PART 1)	Community:	North York
Legal Description:	PLAN 2391 NPT		

Notice was given and a Public Hearing was held on Wednesday, September 7, 2011, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new two storey dwelling with an integral, at-grade single car garage on the above noted property. The existing dwelling and detached garage would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**North York Zoning By-law No. 7625**

1. Proposed lot frontage of 14.27m
WHEREAS a minimum lot frontage of 18.00m is required;
2. Proposed lot area of 413.60m²
WHEREAS a minimum lot area of 690.00m² is required;
3. Proposed north side yard setback of 0.91m
WHEREAS a minimum north side yard setback of 1.80m is required;
4. Proposed south side yard setback of 1.22m
WHEREAS a minimum south side yard setback of 1.80m is required;
5. Proposed lot coverage of 38.50% of the lot area
WHEREAS a maximum lot coverage of 35.00% of the lot area is permitted;
6. Proposed finished first floor height of 2.04m
WHEREAS a maximum finished first floor height of 1.50m is permitted;
7. Proposed building height of 9.08m
WHEREAS a maximum building height of 8.80m is permitted; and

8. Proposed rear yard setback of 8.73m
WHEREAS a minimum rear yard setback of 9.50m is required.

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:	A419/11NY	Zoning	R3 (Waiver)
Owner:	DONALD RAWLINGS	Ward:	Eglinton-Lawrence (16)
Agent:	REZA AKBARI		
Property Address:	98 ESGORE DR (PART 1)	Community:	North York
Legal Description:	PLAN 2391 NPT		



Isaac Lallouz (signed)



David Peacock (signed)



Donna McCormick (signed)

DATE DECISION MAILED ON: Thursday, October 27, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, November 7, 2011

CERTIFIED TRUE COPY

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

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Wednesday, October 19, 2011

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

File Number:	A420/11NY	Zoning	R3 (Waiver)
Owner(s):	DONALD RAWLINGS	Ward:	Eglinton-Lawrence (16)
Agent:	REZA AKBARI		
Property Address:	98 ESGORE DR (PART 2)	Community:	North York
Legal Description:	PLAN 2391 NPT		

Notice was given and a Public Hearing was held on Wednesday, September 7, 2011, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new two storey dwelling with an integral, at-grade single car garage on the above noted property. The existing dwelling and detached garage would be demolished.

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

North York Zoning By-law No. 7625

1. Proposed lot frontage of 14.63m
WHEREAS a minimum lot frontage of 18.00m is required;
2. Proposed lot area of 414.80m²
WHEREAS a minimum lot area of 690.00m² is required;
3. Proposed north side yard setback of 0.91m
WHEREAS a minimum north side yard setback of 1.80m is required;
4. Proposed south side yard setback of 1.22m
WHEREAS a minimum south side yard setback of 1.80m is required;
5. Proposed lot coverage of 36.90% of the lot area
WHEREAS a maximum lot coverage of 35.00% of the lot area is permitted; and
6. Proposed front yard setback of 5.53m
WHEREAS a minimum front yard setback of 6.50m is required.

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

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Owner:	DONALD RAWLINGS	Ward:	Eglinton-Lawrence (16)
Agent:	REZA AKBARI		
Property Address:	98 ESGORE DR (PART 2)	Community:	North York
Legal Description:	PLAN 2391 NPT		



Isaac Lallouz (signed)



David Peacock (signed)



Donna McCormick (signed)

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