

Wednesday, June 23, 2010

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

File Number:	B0023/10NY	Zoning	R2Z0.6
Owner(s):	1800381 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU	Community:	Toronto
Property Address:	<b>11 ROSLIN AVE</b>		
Legal Description:	PLAN M260 PT LOT 163		

Notice was given and the application considered on Wednesday, June 23, 2010, as required by the Planning Act.

**THE CONSENT REQUESTED:**

This is an application for the division of the subject lands for conveyance purposes for a lot addition for the creation of a six (6) unit townhouse block.

The lands concerned have 8.43m fronting onto the south side of Roslin Avenue and are described as Parts 1 and 2 on the attached plan. The lands presently contain the existing dwelling known municipally as 11 Roslin Avenue, which would be demolished.

The lands to be severed, being Part 2 on the attached plan, would be added to Part 3 for the creation of Unit 2.

The lands to be retained, being Part 1 on the attached plan would contain Unit 1.

All existing easements/rights-of-way will be "quit claimed".

**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.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

## SIGNATURE PAGE

File Number:	B0023/10NY	Zoning:	R2Z0.6
Owner(s):	1800381 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU	Community:	Toronto
Property Address:	<b>11 ROSLIN AVE</b>		
Legal Description:	PLAN M260 PT LOT 163		

---

David Peacock (signed)

---

Isaac Lallouz (signed)

---

Jason Tsang (signed)

DATE DECISION MAILED ON: Wednesday, June 30, 2010

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, July 19, 2010

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](http://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, June 23, 2010

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

File Number:	A0261/10NY	Zoning	R2Z0.6 (PPR)
Owner(s):	2111594 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU		
Property Address:	11, 11A, 15 & 17 ROSLIN AVE - PART 14	Community:	Toronto
Legal Description:	PLAN M260 PT LOTS 165 & 166 RP 66R15732 PARTS 1 2 & 3		

Notice was given and a Public Hearing was held on Wednesday, June 23, 2010, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application to permit the construction of a three (3) storey, six (6) unit townhouse block. The lands would contain Unit 6 (Part 14).

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

1. Proposed Gross Floor Area of 167.45m<sup>2</sup> (0.8 times the area of the lot)  
WHEREAS a maximum Gross Floor Area of 120.11m<sup>2</sup> (0.6 times the area of the lot) is permitted;
2. Proposed building depth of 14.38m  
WHEREAS a maximum building depth of 14m is permitted;
3. Proposed lot frontage of 5.6m  
WHEREAS a minimum lot frontage of 6m is required;
4. The proposed integral garage is in a wall that faces the front lot line  
WHEREAS The By-law does not permit an integral garage in a building on a lot having a frontage less than 7.62m where access to the garage is located in a wall facing the front lot line;
5. The proposed bay window is not a permitted projection  
WHEREAS the by-law allows a bay window to project into the required setbacks provided from the front or rear wall of a detached house;
6. The proposed parking space is 3.05m  
WHEREAS the By-law requires a parking space width of 3.2m if the parking space is obstructed on both sides; and

Wednesday, June 23, 2010

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

File Number:	B0025/10NY	Zoning	R2Z0.6
Owner(s):	2111594 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU		
Property Address:	<b>15 ROSLIN AVE</b>	Community:	Toronto
Legal Description:	PLAN M260 PT LOTS 164 & 165		

Notice was given and the application considered on Wednesday, June 23, 2010, as required by the Planning Act.

**THE CONSENT REQUESTED:**

This is an application for the division of the subject lands for conveyance purposes for a lot addition for the creation of a six (6) unit townhouse block.

The lands concerned have 9.14m fronting onto the south side of Roslin Avenue and are described as Parts 6, 7, 8, 9, 10 and 11 on the attached plan. The lands presently contain the existing dwelling known municipally as 15 Roslin Avenue, which would be demolished.

The lands to be severed, being Parts 6 and 7 on the attached plan, would be added to Parts 4 and 5 for the creation of Unit 3.

The lands to be severed, being Parts 8 and 9 on the attached plan, would contain Unit 4.

The lands to be retained, being Parts 10 and 11 on the attached plan would be added to Parts 12 and 13 and would contain Unit 5.

All existing easements/rights-of-way will be "quit claimed".

**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.

Wednesday, June 23, 2010

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

File Number:	B0024/10NY	Zoning	R2Z0.6
Owner(s):	2111594 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU		
Property Address:	<b>11 A ROSLIN AVE</b>	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 164		

Notice was given and the application considered on Wednesday, June 23, 2010, as required by the Planning Act.

**THE CONSENT REQUESTED:**

This is an application for the division of the subject lands for conveyance purposes for a lot addition for the creation of a six (6) unit townhouse block.

The lands concerned have 6.85m fronting onto the south side of Roslin Avenue and are described as Parts 3, 4 and 5 on the attached plan. The lands presently contain the existing dwelling known municipally as 11 A Roslin Avenue, which would be demolished.

The lands to be severed, being Part 3 on the attached plan, would be added to Part 2 for the creation of Unit 2.

The lands to be retained, being Parts 4 and 5 on the attached plan would be added to Parts 6 and 7 and would contain Unit 3.

All existing easements/rights-of-way will be "quit claimed".

**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.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

Wednesday, June 23, 2010

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

File Number:	A0260/10NY	Zoning	R2Z0.6 (PPR)
Owner(s):	2111594 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU		
Property Address:	<b>11, 11A, 15 &amp; 17 ROSLIN AVE</b>	Community:	Toronto
	<b>- PARTS 10, 11, 12 &amp; 13</b>		
Legal Description:	PLAN M260 PT LOT 165		

Notice was given and a Public Hearing was held on Wednesday, June 23, 2010, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application to permit the construction of a three (3) storey, six (6) unit townhouse block. The lands would contain Unit 5 (Parts 10, 11, 12 and 13).

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

1. Proposed Gross Floor Area of 166.57m<sup>2</sup> (0.81 times the area of the lot)  
WHEREAS a maximum Gross Floor Area of 119.23m<sup>2</sup> (0.6 times the area of the lot) is permitted;
2. Proposed building depth of 14.38m  
WHEREAS a maximum building depth of 14m is permitted;
3. Proposed lot frontage of 5m  
WHEREAS a minimum lot frontage of 6m is required;
4. The proposed integral garage is in a wall that faces the front lot line  
WHEREAS The By-law does not permit an integral garage in a building on a lot having a frontage less than 7.62m where access to the garage is located in a wall facing the front lot line;
5. The proposed bay window is not a permitted projection  
WHEREAS the by-law allows a bay window to project into the required setbacks provided from the front or rear wall of a detached house;
6. The proposed parking space is 3.05m  
WHEREAS the By-law requires a parking space width of 3.2m if the parking space is obstructed on both sides; and

7. The proposed lots requires severance consent from the Committee of Adjustment prior to the issuance of a building permit  
WHEREAS the by-law requires the proposed lots to be capable of being conveyed in accordance with the provisions of the Planning Act.

**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.

Wednesday, June 23, 2010

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

File Number:	A0259/10NY	Zoning	R2Z0.6 (PPR)
Owner(s):	2111594 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU		
Property Address:	<b>11, 11A, 15 &amp; 17 ROSLIN AVE</b> - PARTS 8 & 9	Community:	Toronto
Legal Description:	PLAN M260 PT LOTS 164 & 165		

Notice was given and a Public Hearing was held on Wednesday, June 23, 2010, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application to permit the construction of a three (3) storey, six (6) unit townhouse block. The lands would contain Unit 4 (Parts 8 and 9).

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

1. Proposed Gross Floor Area of 166.57m<sup>2</sup> (0.81 times the area of the lot)  
WHEREAS a maximum Gross Floor Area of 119.23m<sup>2</sup> (0.6 times the area of the lot) is permitted;
2. Proposed building depth of 14.38m  
WHEREAS a maximum building depth of 14m is permitted;
3. Proposed lot frontage of 5m  
WHEREAS a minimum lot frontage of 6m is required;
4. The proposed integral garage is in a wall that faces the front lot line  
WHEREAS The By-law does not permit an integral garage in a building on a lot having a frontage less than 7.62m where access to the garage is located in a wall facing the front lot line;
5. The proposed bay window is not a permitted projection  
WHEREAS the by-law allows a bay window to project into the required setbacks provided from the front or rear wall of a detached house;
6. The proposed parking space is 3.05m  
WHEREAS the By-law requires a parking space width of 3.2m if the parking space is obstructed on both sides; and



7. The proposed lots requires severance consent from the Committee of Adjustment prior to the issuance of a building permit  
WHEREAS the by-law requires the proposed lots to be capable of being conveyed in accordance with the provisions of the Planning Act.

**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:	A0259/10NY	Zoning	R2Z0.6 (PPR)
Owner:	2111594 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU		
Property Address:	<b>11, 11A, 15 &amp; 17 ROSLIN AVE</b>	Community:	Toronto
	<b>- PARTS 8 &amp; 9</b>		
Legal Description:	PLAN M260 PT LOTS 164 & 165		

---

David Peacock (signed)

Isaac Lallouz (signed)

Jason Tsang (signed)

---

DATE DECISION MAILED ON: Wednesday, June 30, 2010

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, July 13, 2010

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](http://www.omb.gov.on.ca).

Wednesday, June 23, 2010

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

File Number:	A0258/10NY	Zoning	R2Z0.6 (PPR)
Owner(s):	2111594 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU		
Property Address:	<b>11, 11A, 15 &amp; 17 ROSLIN AVE</b> - PARTS 4, 5, 6 & 7	Community:	Toronto
Legal Description:	PLAN M260 PT LOTS 164 & 165		

Notice was given and a Public Hearing was held on Wednesday, June 23, 2010, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application to permit the construction of a three (3) storey, six (6) unit townhouse block. The lands would contain Unit 3 (Parts 4, 5, 6, and 7).

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

1. Proposed Gross Floor Area of 166.57m<sup>2</sup> (0.81 times the area of the lot)  
WHEREAS a maximum Gross Floor Area of 119.23m<sup>2</sup> (0.6 times the area of the lot) is permitted;
2. Proposed building depth of 14.38m  
WHEREAS a maximum building depth of 14m is permitted;
3. Proposed lot frontage of 5m  
WHEREAS a minimum lot frontage of 6m is required;
4. The proposed integral garage is in a wall that faces the front lot line  
WHEREAS The By-law does not permit an integral garage in a building on a lot having a frontage less than 7.62m where access to the garage is located in a wall facing the front lot line;
5. The proposed bay window is not a permitted projection  
WHEREAS the by-law allows a bay window to project into the required setbacks provided from the front or rear wall of a detached house;
6. The proposed parking space is 3.05m  
WHEREAS the By-law requires a parking space width of 3.2m if the parking space is obstructed on both sides; and

7. The proposed lots requires severance consent from the Committee of Adjustment prior to the issuance of a building permit  
WHEREAS the by-law requires the proposed lots to be capable of being conveyed in accordance with the provisions of the Planning Act.

**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:	A0258/10NY	Zoning	R2Z0.6 (PPR)
Owner:	2111594 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU		
Property Address:	<b>11, 11A, 15 &amp; 17 ROSLIN AVE</b>	Community:	Toronto
	<b>- PARTS 4, 5, 6 &amp; 7</b>		
Legal Description:	PLAN M260 PT LOTS 164 & 165		

---

David Peacock (signed)

Jason Tsang (signed)

Isaac Lallouz (signed)

---

DATE DECISION MAILED ON: Wednesday, June 30, 2010

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, July 13, 2010

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](http://www.omb.gov.on.ca).

Wednesday, June 23, 2010

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

File Number:	A0256/10NY	Zoning	R2Z0.6 (PPR)
Owner(s):	1800381 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU		
Property Address:	11, 11A, 15 & 17 ROSLIN AVE - PART 1	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 163		

Notice was given and a Public Hearing was held on Wednesday, June 23, 2010, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application to permit the construction of a three (3) storey, six (6) unit townhouse block. The lands would contain Unit 1 (Part 1).

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

1. Proposed Gross Floor Area of 167.45m<sup>2</sup> (0.8 times the area of the lot)  
WHEREAS a maximum Gross Floor Area of 120.11m<sup>2</sup> (0.6 times the area of the lot) is permitted;
2. Proposed building depth of 14.38m  
WHEREAS a maximum building depth of 14m is permitted;
3. Proposed lot frontage of 5.6m  
WHEREAS a minimum lot frontage of 6m is required;
4. The proposed integral garage is in a wall that faces the front lot line  
WHEREAS The By-law does not permit an integral garage in a building on a lot having a frontage less than 7.62m where access to the garage is located in a wall facing the front lot line;
5. The proposed bay window is not a permitted projection  
WHEREAS the by-law allows a bay window to project into the required setbacks provided from the front or rear wall of a detached house;
6. The proposed parking space is 3.05m  
WHEREAS the By-law requires a parking space width of 3.2m if the parking space is obstructed on both sides; and

7. The proposed lots requires severance consent from the Committee of Adjustment prior to the issuance of a building permit  
WHEREAS the by-law requires the proposed lots to be capable of being conveyed in accordance with the provisions of the Planning Act.

**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:	A0256/10NY	Zoning	R2Z0.6 (PPR)
Owner:	1800381 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU		
Property Address:	<b>11, 11A, 15 &amp; 17 ROSLIN AVE</b> - PART 1	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 163		

---

David Peacock (signed)

Isaac Lallouz (signed)

Jason Tsang (signed)

---

DATE DECISION MAILED ON: Wednesday, June 30, 2010

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, July 13, 2010

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](http://www.omb.gov.on.ca).



Wednesday, June 23, 2010

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

File Number:	B0026/10NY	Zoning	R2Z0.6
Owner(s):	2111594 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU		
Property Address:	<b>17 ROSLIN AVE</b>	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 165		

Notice was given and the application considered on Wednesday, June 23, 2010, as required by the Planning Act.

**THE CONSENT REQUESTED:**

This is an application for the division of the subject lands for conveyance purposes for a lot addition for the creation of a six (6) unit townhouse block.

The lands concerned have 6.86m fronting onto the south side of Roslin Avenue and are described as Parts 12, 13 and 14 on the attached plan. The lands presently contain the existing dwelling known municipally as 17 Roslin Avenue, which would be demolished.

The lands to be severed, being Parts 12 and 13 on the attached plan, would be added to Parts 10 and 11 for the creation of Unit 5.

The lands to be retained, being Part 14 on the attached plan, would contain Unit 6.

All existing easements/rights-of-way will be "quit claimed".

**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.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

## SIGNATURE PAGE

File Number:	B0026/10NY	Zoning	R2Z0.6
Owner(s):	2111594 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU	Community:	Toronto
Property Address:	<b>17 ROSLIN AVE</b>		
Legal Description:	PLAN M260 PT LOT 165		

---

David Peacock (signed)

---

Isaac Lallouz (signed)

---

Jason Tsang (signed)

DATE DECISION MAILED ON: Wednesday, June 30, 2010

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, July 19, 2010

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](http://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, June 23, 2010

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

File Number:	A0257/10NY	Zoning	R2Z0.6 (PPR)
Owner(s):	1800381 ONTARIO LIMITED 2111594 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU		
Property Address:	11, 11A, 15 & 17 ROSLIN AVE - PARTS 2 & 3	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 164		

Notice was given and a Public Hearing was held on Wednesday, June 23, 2010, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application to permit the construction of a three (3) storey, six (6) unit townhouse block. The lands would contain Unit 2 (Parts 2 and 3).

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

1. Proposed Gross Floor Area of 166.57m<sup>2</sup> (0.81 times the area of the lot)  
WHEREAS a maximum Gross Floor Area of 119.23m<sup>2</sup> (0.6 times the area of the lot) is permitted;
2. Proposed building depth of 14.38m  
WHEREAS a maximum building depth of 14m is permitted;
3. Proposed lot frontage of 5m  
WHEREAS a minimum lot frontage of 6m is required;
4. The proposed integral garage is in a wall that faces the front lot line  
WHEREAS The By-law does not permit an integral garage in a building on a lot having a frontage less than 7.62m where access to the garage is located in a wall facing the front lot line;
5. The proposed bay window is not a permitted projection  
WHEREAS the by-law allows a bay window to project into the required setbacks provided from the front or rear wall of a detached house;
6. The proposed parking space is 3.05m  
WHEREAS the By-law requires a parking space width of 3.2m if the parking space is obstructed on both sides; and

7. The proposed lots requires severance consent from the Committee of Adjustment prior to the issuance of a building permit  
WHEREAS the by-law requires the proposed lots to be capable of being conveyed in accordance with the provisions of the Planning Act.

**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:	A0257/10NY	Zoning	R2Z0.6 (PPR)
Owner:	1800381 ONTARIO LIMITED 2111594 ONTARIO LIMITED	Ward:	Don Valley West (25)
Agent:	BABAK AKBARI BALDERLOU		
Property Address:	<b>11, 11A, 15 &amp; 17 ROSLIN AVE</b> - PARTS 2 & 3	Community:	Toronto
Legal Description:	PLAN M260 PT LOT 164		

---

David Peacock (signed)

Isaac Lallouz (signed)

Jason Tsang (signed)

---

DATE DECISION MAILED ON: Wednesday, June 30, 2010

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, July 13, 2010

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](http://www.omb.gov.on.ca).



**STAFF REPORT**  
Committee of Adjustment  
Application

<b>Date:</b>	June 14, 2010
<b>To:</b>	<b>Chair and Members of the Committee of Adjustment North York District</b>
<b>From:</b>	Thomas C. Keefe, Director, Community Planning, North York District
<b>Wards:</b>	Ward 25, Don Valley West
<b>Reference:</b>	File No(s): B0023/10NY, B0024/10NY, B0025/10NY, B0026/10NY, A0256/10NY, A0257/10NY, A0258/10NY, A0259/10NY, A0260/10NY & A0261/10NY Owner: 2111594 Ontario Limited, 1800381 Ontario Limited Address: <b>11, 11A, 15 &amp; 17 ROSLIN AVE</b> Application to be heard: June 23, 2010

**RECOMMENDATION**

It is recommended that should Committee approve the consent applications as submitted, these approvals be subject to the following conditions:

1. Confirmation of payment of outstanding taxes to the satisfaction of the Revenue Services Division.
2. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4 in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.
3. Copies of a deposited Reference Plan of Survey, integrated with the Ontario Co-ordinate System, and clearly delineating the parcels of land approved by the Committee of Adjustment. A listing of the PARTS and their respective areas is required.
4. A copy of a letter from the Executive Director of Technical Services advising that the applicant has obtained the necessary adjustment to the municipal addressing of the land. Contact Survey and Mapping Services, Technical Services at (416) 392-7755. The application for municipal addressing must be accompanied by a copy of the deposited Reference Plan of Survey, integrated with the Ontario Co-ordinate System, and specify the PART numbers that will comprise each of the new parcels.

5. All existing Easements/Rights-of-Way on the subject properties be "quit-claimed" prior to the issuance of certificates.
6. This Decision shall become null and void within 12 months unless the Certificate of the Committee of Adjustment is affixed to the relevant documents.

It is recommended that should Committee approve the minor variance applications as submitted, these approvals be subject to the following conditions:

1. Site Plan Approval being obtained.

## **APPLICATION**

---

These are applications under Sections 50, 53 and 54 of the *Planning Act* for the division of four (4) parcels of residential lands for conveyance purposes for the creation of a six (6) lots in order to allow each of the proposed townhouse units to be held in separate ownership. These are also applications under Section 45 *Planning Act* for the construction of a six(6) unit townhouse block. The existing dwellings would be demolished.

## **COMMENTS**

---

These are applications for the division of the subject lands, 11, 11A, 15 and 17 Roslin Avenue, for conveyance purposes for lot additions for the creation of a six (6) unit townhouse block. Each unit would be held in separate ownership.

The existing properties are described as follows on the attached plan:

- 11 Roslin Avenue – Parts 1 and 2
- 11 A Roslin Avenue – Parts 3, 4 and 5
- 15 Roslin Avenue – Parts 6, 7, 8, 9, 10 and 11
- 17 Roslin Avenue – Parts 12, 13 and 14

The resulting units would be described as follows:

- Unit 1 – Part 1
- Unit 2 – Parts 2 and 3
- Unit 3 – Parts 4, 5, 6, and 7
- Unit 4 – Parts 8 and 9
- Unit 5 – Parts 10, 11, 12 and 13
- Unit 6 – Part 14

All existing easements/rights-of-way will be "quit claimed".

Variations for the construction of the townhouses are requested as follows:

**A0256/10NY – UNIT 1 (PART 1)**

1. Proposed Gross Floor Area of 167.45m<sup>2</sup> (1,802.42sq.ft.) (0.8 times the area of the lot)  
WHEREAS a maximum Gross Floor Area of 120.11m<sup>2</sup> (1,292.85sq.ft.) (0.6 times the area of the lot) is permitted;
2. Proposed building depth of 14.38m (47.2')  
WHEREAS a maximum building depth of 14m (45.93') is permitted;
3. Proposed lot frontage of 5.6m (18.37')  
WHEREAS a minimum lot frontage of 6m (19.68') is required;
4. The proposed integral garage is in a wall that faces the front lot line  
WHEREAS The By-law does not permit an integral garage in a building on a lot having a frontage less than 7.62m (25') where access to the garage is located in a wall facing the front lot line;
5. The proposed bay window is not a permitted projection  
WHEREAS the by-law allows a bay window to project into the required setbacks provided from the front or rear wall of a detached house;
6. The proposed parking space is 3.05m (10')  
WHEREAS the By-law requires a parking space width of 3.2m (10.5') if the parking space is obstructed on both sides; and
7. The proposed lots requires severance consent from the Committee of Adjustment prior to the issuance of a building permit  
WHEREAS the by-law requires the proposed lots to be capable of being conveyed in accordance with the provisions of the Planning Act.

**A0257/10NY – UNIT 2 (PARTS 2 AND 3)**

1. Proposed Gross Floor Area of 166.57m<sup>2</sup> (1,793sq.ft.) (0.81 times the area of the lot)  
WHEREAS a maximum Gross Floor Area of 119.23m<sup>2</sup> (1,283.3sq.ft.) (0.6 times the area of the lot) is permitted;
2. Proposed building depth of 14.38m (47.2')  
WHEREAS a maximum building depth of 14m (45.93') is permitted;
3. Proposed lot frontage of 5m (16.4')  
WHEREAS a minimum lot frontage of 6m (19.68') is required;
4. The proposed integral garage is in a wall that faces the front lot line  
WHEREAS The By-law does not permit an integral garage in a building on a lot having a frontage less than 7.62m (25') where access to the garage is located in a wall facing the front lot line;



5. The proposed bay window is not a permitted projection  
WHEREAS the by-law allows a bay window to project into the required setbacks provided from the front or rear wall of a detached house;
6. The proposed parking space is 3.05m (10')  
WHEREAS the By-law requires a parking space width of 3.2m (10.5') if the parking space is obstructed on both sides; and
7. The proposed lots requires severance consent from the Committee of Adjustment prior to the issuance of a building permit  
WHEREAS the by-law requires the proposed lots to be capable of being conveyed in accordance with the provisions of the Planning Act.

**A0258/10NY – UNIT 3 (PARTS 4, 5, 6, AND 7)**

1. Proposed Gross Floor Area of 166.57m<sup>2</sup> (1,793sq.ft.) (0.81 times the area of the lot)  
WHEREAS a maximum Gross Floor Area of 119.23m<sup>2</sup> (1,283.3sq.ft.) (0.6 times the area of the lot) is permitted;
2. Proposed building depth of 14.38m (47.2')  
WHEREAS a maximum building depth of 14m (45.93') is permitted;
3. Proposed lot frontage of 5m (16.4')  
WHEREAS a minimum lot frontage of 6m (19.68') is required;
4. The proposed integral garage is in a wall that faces the front lot line  
WHEREAS The By-law does not permit an integral garage in a building on a lot having a frontage less than 7.62m (25') where access to the garage is located in a wall facing the front lot line;
5. The proposed bay window is not a permitted projection  
WHEREAS the by-law allows a bay window to project into the required setbacks provided from the front or rear wall of a detached house;
6. The proposed parking space is 3.05m (10')  
WHEREAS the By-law requires a parking space width of 3.2m (10.5') if the parking space is obstructed on both sides; and
7. The proposed lots requires severance consent from the Committee of Adjustment prior to the issuance of a building permit  
WHEREAS the by-law requires the proposed lots to be capable of being conveyed in accordance with the provisions of the Planning Act.

**A0259/10NY – UNIT 4 (PARTS 8 AND 9)**

1. Proposed Gross Floor Area of 166.57m<sup>2</sup> (1,793sq.ft.) (0.81 times the area of the lot)  
WHEREAS a maximum Gross Floor Area of 119.23m<sup>2</sup> (1,283.3sq.ft.) (0.6 times the area of the lot) is permitted;

2. Proposed building depth of 14.38m (47.2')  
WHEREAS a maximum building depth of 14m (45.93') is permitted;
3. Proposed lot frontage of 5m (16.4')  
WHEREAS a minimum lot frontage of 6m (19.68') is required;
4. The proposed integral garage is in a wall that faces the front lot line  
WHEREAS The By-law does not permit an integral garage in a building on a lot having a frontage less than 7.62m (25') where access to the garage is located in a wall facing the front lot line;
5. The proposed bay window is not a permitted projection  
WHEREAS the by-law allows a bay window to project into the required setbacks provided from the front or rear wall of a detached house;
6. The proposed parking space is 3.05m (10')  
WHEREAS the By-law requires a parking space width of 3.2m (10.5') if the parking space is obstructed on both sides; and
7. The proposed lots requires severance consent from the Committee of Adjustment prior to the issuance of a building permit  
WHEREAS the by-law requires the proposed lots to be capable of being conveyed in accordance with the provisions of the Planning Act.

**A0260/10NY – UNIT 5 (PARTS 10, 11, 12, AND 13)**

1. Proposed Gross Floor Area of 166.57m<sup>2</sup> (1,793sq.ft.) (0.81 times the area of the lot)  
WHEREAS a maximum Gross Floor Area of 119.23m<sup>2</sup> (1,283.3sq.ft.) (0.6 times the area of the lot) is permitted;
2. Proposed building depth of 14.38m (47.2')  
WHEREAS a maximum building depth of 14m (45.93') is permitted;
3. Proposed lot frontage of 5m (16.4')  
WHEREAS a minimum lot frontage of 6m (19.68') is required;
4. The proposed integral garage is in a wall that faces the front lot line  
WHEREAS The By-law does not permit an integral garage in a building on a lot having a frontage less than 7.62m (25') where access to the garage is located in a wall facing the front lot line;
5. The proposed bay window is not a permitted projection  
WHEREAS the by-law allows a bay window to project into the required setbacks provided from the front or rear wall of a detached house;
6. The proposed parking space is 3.05m (10')  
WHEREAS the By-law requires a parking space width of 3.2m (10.5') if the parking space is obstructed on both sides; and

WHEREAS a maximum building depth of 14m (45.93') is permitted;

3. Proposed lot frontage of 5.6m (18.37')  
WHEREAS a minimum lot frontage of 6m (19.68') is required;
4. The proposed integral garage is in a wall that faces the front lot line  
WHEREAS The By-law does not permit an integral garage in a building on a lot having a frontage less than 7.62m (25') where access to the garage is located in a wall facing the front lot line;
5. The proposed bay window is not a permitted projection  
WHEREAS the by-law allows a bay window to project into the required setbacks provided from the front or rear wall of a detached house;
6. The proposed parking space is 3.05m (10')  
WHEREAS the By-law requires a parking space width of 3.2m (10.5') if the parking space is obstructed on both sides; and
7. The proposed lots requires severance consent from the Committee of Adjustment prior to the issuance of a building permit  
WHEREAS the by-law requires the proposed lots to be capable of being conveyed in accordance with the provisions of the Planning Act.

The subject properties are located two properties east of Yonge Street, in an area comprised of singles, semi-detached dwellings and some townhouses.

The proposed townhouses would have gross floor areas of 167.45m<sup>2</sup> (1,802.42sq.ft.) (0.8 times the area of the lot) and 166.57m<sup>2</sup> (1,793sq.ft.) (0.81 times the area of the lot). The By-law permits a maximum gross floor area of 120.11m<sup>2</sup> (1,292.8sq.ft.) and of 119.23m<sup>2</sup> (1,283.3sq.ft.) (0.6 times the area of the lot).

The proposed townhouses would be three (3) storeys in height. The units are staggered to have the three (3) storey portion in the centre of the dwellings and are one (1) storey at the rear.

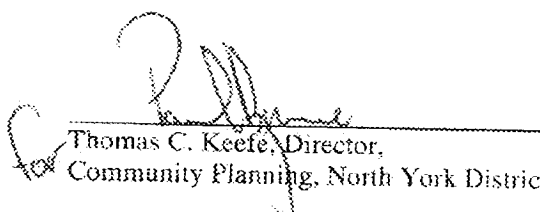
The proposed length of 14.38m (47.2') includes the bay window projections at the front of the dwellings, having a depth of 0.9m (3'). Due to the projections being more than 0.75m (2.5'), they are not considered to be permitted projections and are included in the length and the gross floor area calculation.

The applicant is proposing to locate the required parking spaces within integral garages located within the front wall of the proposed units. The By-law does not permit integral garages on lots having frontages less than 7.62m (25'). The proposed garages would have parking spaces having a width of 3.05m (10'). The By-law requires a minimum parking space width of 3.2m (10.5'), for parking spaces obstructed on both side. Comments from the transportation Services Division will be available at the time of the hearing.

The proposal would maintain similar built form characteristics of other recent projects in the area, such as 28-38 Glenforest Road (six(6) semi-detached dwelling units), and the proposed townhouse development approved by the Ontario Municipal Board at 265-267 Glenforest Avenue, which is located farther into the neighbourhood. There are also townhouses located at 65-69 and 217 Roslin Avenue. While townhouses are not the predominate character of construction in this area, they are a permitted use under the Zoning By-law.

Should the Committee chose to consider the consent application as submitted, that any approval be subject to the conditions listed above.

### **SIGNATURE**



Thomas C. Keefe, Director,  
Community Planning, North York District

### **CONTACT**

Jenny Stark, Planner  
Tel: 416-395-7138  
Fax: 416-395-7200  
E-mail: [jcstark@toronto.ca](mailto:jcstark@toronto.ca)