



City Planning Division
Gary Wright, Chief Planner and Executive Director

North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 5V7
Phone: (416)395-7100
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CITY OF TORONTO
KAREN STINTZ
WARD 16, COUNCILLOR
ON

Thursday, April 7, 2011

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

File Number:	A055/11NY	Zoning	R1 Z0.6/RD (f9.0; d0.6) (x1335) (PPR)
Owner(s):	AMANDA GOLDMAN BRANDI GOLDMAN	Ward:	Eglinton-Lawrence (16)
Agent:	TONY EVANGELISTA		
Property Address:	602 ROSELAWN AVE	Community:	Toronto
Legal Description:	PLAN 734 RNGE 5 PT LTS 19&20		

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

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new three storey dwelling, Unit "A" on the above noted property. Please note that a previous application was submitted (File # B0001/10NY, A0011/10NY, A0012/10NY, and A0013/10NY) for the consent to sever the subject property in conjunction with a minor variance application. On Wednesday, May 12, 2010 It was the decision of the Committee to refuse the above mentioned applications. The decision made by Committee was appealed to the Ontario Municipal Board where the decision was overruled and approved. The applicant now requires an additional variance in relation to parking. The plans have not changed from the submission to the Ontario Municipal Board and approval.

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

Toronto Zoning By-law No. 438-86

1. Proposed parking space to be located between the front lot line and the front wall of a dwelling
WHEREAS a parking space located between the front lot line and the front wall of a dwelling is not permitted.

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

2. Proposed parking space to be located in the front yard and not be in tandem with a required parking space
WHEREAS a parking space located in the front yard must be used in tandem with a required space located behind the front yard.

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: A055/11NY Zoning R1 Z0.6/RD (f9.0; d0.6)
(x1335) (PPR)
Owner: AMANDA GOLDMAN Ward: Eglinton-Lawrence (16)
BRANDI GOLDMAN
Agent: TONY EVANGELISTA
Property Address: 602 ROSELAWN AVE Community: Toronto
Legal Description: PLAN 734 RNGE 5 PT LTS 19&20

David Peacock (signed) Donald Di Prospero (signed) Isaac Laffouz (signed)

Ronald Forbes (signed)

DATE DECISION MAILED ON: Friday, April 15, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 26, 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.



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

Thursday, April 7, 2011

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

File Number:	A056/11NY	Zoning:	R1 Z0.6/RD (f9.0; d0.6) (x1335) (PPR)
Owner(s):	BRANDI GOLDMAN AMANDA GOLDMAN	Ward:	Eglinton-Lawrence (16)
Agent:	TONY EVANGELISTA		
Property Address:	602 ROSELAWN AVE	Community:	Toronto
Legal Description:	PLAN 734 RNGE 5 PT LTS 19&20		

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

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new three storey dwelling, Unit "B" on the above noted property. Please note that a previous application was submitted (File # B0001/10NY, A0011/10NY, A0012/10NY, and A0013/10NY) for the consent to sever the subject property in conjunction with a minor variance application. On Wednesday, May 12, 2010 It was the decision of the Committee to refuse the above mentioned applications. The decision made by Committee was appealed to the Ontario Municipal Board where the decision was overruled and approved. The applicant now requires an additional variance in relation to parking. The plans have not changed from the submission to the Ontario Municipal Board and approval.

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

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

2. Proposed parking space to be located in the front yard and not be in tandem with a required parking space WHEREAS a parking space located in the front yard must be used in tandem with a required space located behind the front yard.

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:	A056/11NY	Zoning	R1 Z0.6/RD (f9.0; d0.6) (x1335) (PPR)
Owner:	BRANDI GOLDMAN AMANDA GOLDMAN	Ward:	Eglinton-Lawrence (16)
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David Peacock (signed)

Donald Di Prospero (signed)

Isaac Lallouz (signed)

Ronald Forbes (signed)

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CITY OF TORONTO
KAREN STINTZ
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TORONTO ON M5H 2N2

Thursday, March 31, 2011

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

File Number:	A057/11NY	Zoning	R1 Z0.6/RD (f9.0; d0.6) (x1335) (PPR)
Owner(s):	BRANDI GOLDMAN AMANDA GOLDMAN	Ward:	Eglinton-Lawrence (16)
Agent:	TONY EVANGELISTA		
Property Address:	602 ROSELAWN AVE	Community:	Toronto
Legal Description:	PLAN 734 RNGE 5 PT LTS 19&20		

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

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a new three storey dwelling, Unit "C" on the above noted property. Please note that a previous application was submitted (File # B0001/10NY, A0011/10NY, A0012/10NY, and A0013/10NY) for the consent to sever the subject property in conjunction with a minor variance application. On Wednesday, May 12, 2010 It was the decision of the Committee to refuse the above mentioned applications. The decision made by Committee was appealed to the Ontario Municipal Board where the decision was overruled and approved. The applicant now requires an additional variance in relation to parking. The plans have not changed from the submission to the Ontario Municipal Board and approval.

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

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WHEREAS a parking space located between the front lot line and the front wall of a dwelling is not permitted.

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

2. Proposed parking space to be located in the front yard and not be in tandem with a required parking space
WHEREAS a parking space located in the front yard must be used in tandem with a required space located behind the front yard.

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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Owner:	BRANDI GOLDMAN AMANDA GOLDMAN	Ward:	Eglinton-Lawrence (16)
Agent:	TONY EVANGELISTA		
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David Peacock (signed)

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