

CITY OF TORONTO  
COUNCILLOR JOHN FILION  
or OCCUPANT  
5100 YONGE ST  
TORONTO ON

Wednesday, December 14, 2011

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

File Number:	B053/11NY	Zoning	R6 (PPR)
Owner(s):	EDIT PAPP	Ward:	Willowdale (23)
Agent:	LASZLO PAPP		
Property Address:	<b>14 STUART CRES</b>	Community:	North York
Legal Description:	PLAN M468 LOT 52 W PT LOT 53		

Notice was given and the application considered on Wednesday, December 14, 2011, as required by the Planning Act.

**THE CONSENT REQUESTED:**

The applicant is proposing 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 15.24m on the north side of Stuart Crescent and is rectangular in shape with a depth of 40.54m and an area of 617.80m<sup>2</sup>. The land presently contains a one storey dwelling municipally known as 14 Stuart Crescent. The existing dwelling and frame shed would be demolished and a new two storey dwelling is proposed to be constructed on each of the resulting lots.

Parts 1 & 2 on the plan attached to this notice would have a lot frontage of 7.62m fronting onto the north side of Stuart Crescent, a depth of 40.54m and an area of 308.90m<sup>2</sup>.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

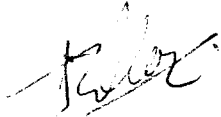
**The Consent Application is Refused**

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):

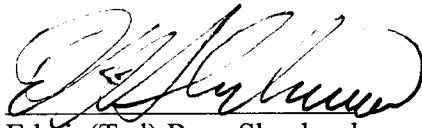
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions (lot frontage) of the proposed lots has not been demonstrated.

**SIGNATURE PAGE**

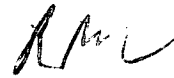
File Number: B053/11NY Zoning: R6 (PPR)  
Owner(s): EDIT PAPP Ward: Willowdale (23)  
Agent: LASZLO PAPP  
Property Address: 14 STUART CRES Community: North York  
Legal Description: PLAN M468 LOT 52 W PT LOT 53



Isaac Lallouz (signed)



Edwin(Ted) Ross Shepherd  
(signed)



Rick Ross (signed)



Astra Burka (signed)



Maria Rossin (signed)

DATE DECISION MAILED ON: Thursday, December 22, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, January 10, 2012

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, December 14, 2011

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

File Number:	A669/11NY	Zoning:	R6 (PPR)
Owner(s):	EDIT PAPP	Ward:	Willowdale (23)
Agent:	LASZLO PAPP		
Property Address:	<b>EAST 7.62M OF 14 STUART</b>	Community:	North York
	<b>CRES – PART 1</b>		
Legal Description:	PLAN M468 LOT 52 W PT LOT 53		

Notice was given and a Public Hearing was held on Wednesday, December 14, 2011, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is proposing to construct a new three storey dwelling with integral, at-grade, single car garage on the east 7.62m portion (Part1) of the above noted property. The existing dwelling and frame shed would be demolished.

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

**North York Zoning By-law No. 7625**

1. Proposed lot area of 308.90m<sup>2</sup>  
WHEREAS a minimum lot area of 371.00m<sup>2</sup> is required;
2. Proposed lot frontage of 7.62m  
WHEREAS a minimum lot frontage of 12.00m is required;
3. Proposed west side yard setback of 0.63m  
WHEREAS a minimum west side yard setback of 1.20m is required;
4. Proposed lot coverage of 31.40% of the lot area  
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
5. Proposed building height of 8.92m  
WHEREAS a maximum building height of 8.80m is permitted;
6. Proposed number of storeys is three (3)  
WHEREAS a maximum number of storeys permitted is two (2);

7. Proposed height for a one storey rear extension of 5.48m  
WHEREAS a maximum height for a one storey rear extension of 5.00m is permitted; and
8. Proposed balcony area of 4.18m<sup>2</sup>  
WHEREAS a maximum balcony area of 3.80m<sup>2</sup> is permitted.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

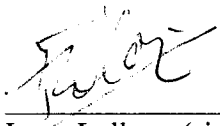
**The Minor Variance Application is Refused**

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

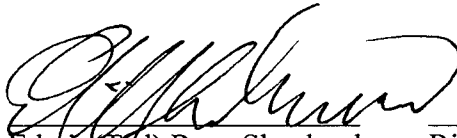
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

**SIGNATURE PAGE**

File Number: A669/11NY Zoning: R6 (PPR)  
Owner: EDIT PAPP Ward: Willowdale (23)  
Agent: LASZLO PAPP  
Property Address: EAST 7.62M OF 14 STUART Community: North York  
CRES (PART 1)  
Legal Description: PLAN M468 LOT 52 W PT LOT 53



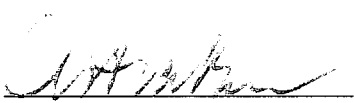
Isaac Lallouz (signed)



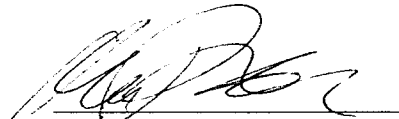
Edwin (Ted) Ross Shepherd  
(signed)



Rick Ross (signed)



Astra Burka (signed)



Maria Rossin (signed)

DATE DECISION MAILED ON: Thursday, December 22, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, January 2, 2012

CERTIFIED TRUE COPY

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

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Wednesday, December 14, 2011

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

File Number:	A670/11NY	Zoning:	R6 (PPR)
Owner(s):	EDIT PAPP	Ward:	Willowdale (23)
Agent:	LASZLO PAPP		
Property Address:	<b>WEST 7.62M OF 14 STUART</b>	Community:	North York
	<b>CRES – PART 2</b>		
Legal Description:	PLAN M468 LOT 52 W PT LOT 53		

Notice was given and a Public Hearing was held on Wednesday, December 14, 2011, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is proposing to construct a new three storey dwelling with integral, at-grade, single car garage on the west 7.62m portion (Part 2) of the above noted property. The existing dwelling and frame shed would be demolished.

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

**North York Zoning By-law No. 7625**

1. Proposed lot area of 308.90m<sup>2</sup>  
WHEREAS a minimum lot area of 371.00m<sup>2</sup> is required;
2. Proposed lot frontage of 7.62m  
WHEREAS a minimum lot frontage of 12.00m is required;
3. Proposed east side yard setback of 0.63m  
WHEREAS a minimum east side yard setback of 1.20m is required;
4. Proposed lot coverage of 31.40% of the lot area  
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
5. Proposed building height of 8.88m  
WHEREAS a maximum building height of 8.80m is permitted;
6. Proposed number of storeys is three (3)  
WHEREAS a maximum number of storeys permitted is two (2);

7. Proposed height for a one storey rear extension of 5.48m  
WHEREAS a maximum height for a one storey rear extension of 5.00m is permitted; and
8. Proposed balcony area of 4.18m<sup>2</sup>  
WHEREAS a maximum balcony area of 3.80m<sup>2</sup> is permitted.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

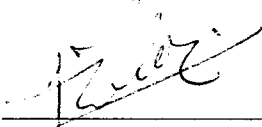
**The Minor Variance Application is Refused**

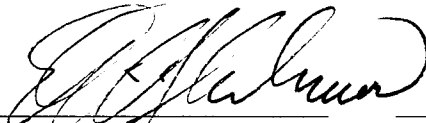
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

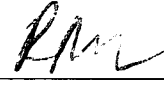
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

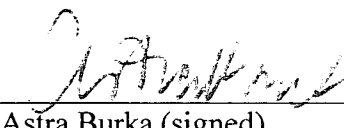
**SIGNATURE PAGE**

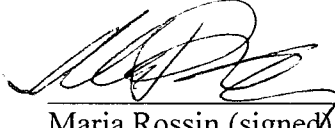
File Number: A670/11NY Zoning: R6 (PPR)  
Owner: EDIT PAPP Ward: Willowdale (23)  
Agent: LASZLO PAPP  
Property Address: WEST 7.62M OF 14 STUART Community: North York  
CRES – PART 2  
Legal Description: PLAN M468 LOT 52 W PT LOT 53

  
Isaac Lallouz (signed)

  
Edwin (Ted) Ross Shepherd  
(signed)

  
Rick Ross (signed)

  
Astra Burka (signed)

  
Maria Rossin (signed)

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