

CITY OF TORONTO  
COUNCILLOR FILION  
or OCCUPANT  
5100 YONGE ST  
TORONTO ONPhone (416) 395-7000  
Fax (416) 395-7200

Wednesday, December 14, 2011

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

File Number:	A597/11NY	Zoning	R4 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	RONIT SHARMA NAMITA SHARMA	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	<b>56 FLORENCE AVE</b>	Community:	North York
Legal Description:	PLAN 1743 LOTS 330 & 331		

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

**PURPOSE OF THE APPLICATION:**

This is an application to permit the construction of a new three (3) storey dwelling on the east 7.62m of the above noted property. The existing dwelling would be demolished. The subject property was created by severance under application B0064/10NY on March 24, 2011.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****North York By-law 7625**

1. West side yard setback of 0.6m to the proposed dwelling  
WHEREAS a minimum setback of 1.5m is required.

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

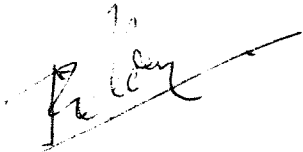
It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

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.

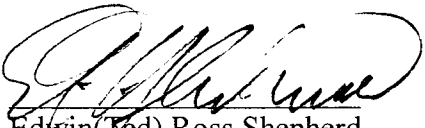
**SIGNATURE PAGE**

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Legal Description:	PLAN 1743 LOTS 330 & 331		




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Isaac Lallouz (signed)




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Edwin (Ted) Ross Shepherd  
(signed)



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Rick Ross (signed)



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Astra Burka (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

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, December 14, 2011

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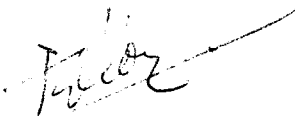


It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

For the following reasons:

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**SIGNATURE PAGE**

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Legal Description: PLAN 1743 LOTS 330 & 331

  
\_\_\_\_\_  
Isaac Lallouz (signed)  
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Edwin (Ted) Ross Shepherd  
(signed)  
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# MEMORANDUM

**Date:** December 8<sup>th</sup>, 2011

**To:** Chair and Members of the  
Committee of Adjustment, North Panel

**From:** Councillor John Filion  
Ward 23, Willowdale

**Re:** East 7.62M of 56 Florence Avenue – Part 2  
A597/11NY

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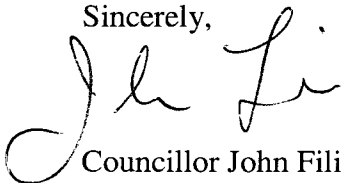
I would ask that the Committee reject this application.

Not only are the proposed side yard setbacks contrary to the intent of the zoning bylaws, but it appears the applicant misrepresented themselves in the original application.

Had the applicant requested these side yard setbacks in the earlier application, the Committee and/or City Council might well have considered the application differently, as it did in the case of 58 Florence Avenue, which was appealed by City Council.

Thank you for your consideration of this matter.

Sincerely,



Councillor John Filion  
Ward 23, Willowdale

---

Toronto City Hall, 100 Queen Street West, Suite B-36, Toronto, ON M5H 2N2  
Tel: (416) 392-0210 Fax: (416)392-7388. Email:councillor\_filion@toronto.ca

# MEMORANDUM

**Date:** December 8<sup>th</sup>, 2011

**To:** Chair and Members of the  
Committee of Adjustment, North Panel

**From:** Councillor John Filion  
Ward 23, Willowdale

**Re:** West 7.62M of 56 Florence Avenue – Part 1  
A598/11NY

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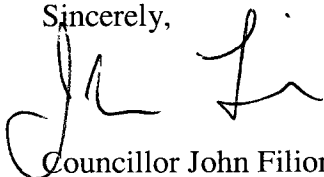
I would ask that the Committee reject this application.

Not only are the proposed side yard setbacks contrary to the intent of the zoning bylaws, but it appears the applicant misrepresented themselves in the original application.

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City Planning Division  
Gary Wright, Chief Planner and Executive Director

City Planning

North York Civic Centre  
5100 Yonge Street  
North York, Ontario  
Canada, M2N 5V7  
Tel.: (416) 395-7100  
Fax: (416) 395-7200

December 5, 2011

**PUBLIC HEARING NOTICE**  
**MINOR VARIANCE (Section 45 of the Planning Act)**

**MEETING DATE AND TIME:** Wednesday, December 14, 2011 at 12:30 p.m.

**LOCATION:** Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number:	A597/11NY & A598/11NY	Zoning	R4 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	RONIT SHARMA NAMITA SHARMA	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	56 FLORENCE AVE	Community:	North York
Legal Description:	PLAN 1743 LOTS 330 & 331		

**A597/11NY - EAST 7.62M OF 56 FLORENCE AVE - PART 2**

**PURPOSE OF THE APPLICATION:**

To permit the construction of a new three (3) storey dwelling on the east 7.62m of the above noted property. The existing dwelling would be demolished. The subject property was created by severance under application B0064/10NY on March 24, 2011.

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

**North York By-law 7625**

1. West side yard setback of 0.6m (1') to the proposed dwelling  
WHEREAS a minimum setback of 1.5m (5') is required.

**\*NOTE** - the property was the subject of a previous Committee of Adjustment application, A0759/10NY. Variances were approved for a lot frontage and width of 7.62m (25'), a lot area of 301.9m<sup>2</sup> (3,249.62sq.ft.), a west side yard setback of 1.2m (4') to the proposed dwelling, an east side yard setback of 1.22m (4') to the proposed dwelling, a building height of 9.12m (29.92'), a proposed number of storeys of three (3), a balcony area (rear deck) of 6.03m<sup>2</sup> (64.9sq.ft.), a finished first floor elevation of 2.79m (9.15') and a lot coverage of 31.8% (96m<sup>2</sup>) (1,033.33sq.ft.).

**A598/11NY - WEST 7.62M (25') OF 56 FLORENCE AVE - PART 1**

**PURPOSE OF THE APPLICATION:**

To permit the construction of a new three (3) storey dwelling on the west 7.62m (25') of the above noted property. The existing dwelling would be demolished.

The subject property was created by severance under application B0064/10NY on March 24, 2011.

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

**North York By-law 7625**

1. East side yard setback of 0.6m (2') to the proposed dwelling  
WHEREAS a minimum setback of 1.5m (5') is required.

**\*NOTE** - the property was the subject of a previous Committee of Adjustment application, A0758/10NY. Variances were approved for a lot frontage and width of 7.62m (25'), a lot area of 301.9m<sup>2</sup> (3,249.62sq.ft.), a west side yard setback of 1.22m (4') to the proposed dwelling, an east side yard setback of 1.2m (4') to the proposed dwelling, a building height of 9.12m (29.92'), a proposed number of storeys of three (3), a balcony area (rear deck) of 6.03m<sup>2</sup> (64.9sq.ft.), a finished first floor elevation of 2.79m (9.15') and a lot coverage of 31.8% (96m<sup>2</sup>) (1,033.33sq.ft.).

Denise Rundle (signed)  
Manager and Deputy Secretary-Treasurer  
North York Panel  
:jcs