

John filion

Wednesday, November 30, 2011

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

File Number:	B044/11NY	Zoning:	R4 (ZZC)
Owner(s):	MARTHA ZOTOV VLADIMIR ZOTOV	Ward:	Willowdale (23)
Agent:	VLADIMIR ZOTOV		
Property Address:	71 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 PT 17		

Notice was given and the application considered on Wednesday, November 30, 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 18.29m on the south side of Hounslow Avenue and is rectangular in shape with a depth of 40.23m and an area of 735.40m². The land presently contains a one storey dwelling municipally known as 71 Hounslow Avenue. The existing dwelling and attached garage 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 9.15m fronting onto the south side of Hounslow Avenue, a depth of 40.22m and an area of 367.70m².

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

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Property Address:	71 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 PT 17		

~~Isaac~~ Lallouz (signed)

Edwin (Ted) Ross Shepherd
(signed)

Astra Burka (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, December 8, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, December 27, 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, November 30, 2011

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

File Number:	A559/11NY	Zoning:	R4 (ZZC)
Owner(s):	MARTHA ZOTOV VLADIMIR ZOTOV	Ward:	Willowdale (23)
Agent:	VLADIMIR ZOTOV		
Property Address:	WEST 9.15M OF 71 HOUNSLOW AVE (PART 1)	Community:	North York
Legal Description:	PLAN 2057 PT 17		

Notice was given and a Public Hearing was held on Wednesday, November 30, 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 attached garage would be demolished.

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

1. Proposed lot frontage and width of 9.15m
WHEREAS a minimum lot frontage and width of 15.00m is required;
2. Proposed lot area of 368.10m²
WHEREAS a minimum lot area of 550.00m² is required;
3. Proposed east side yard setback of 0.45m
WHEREAS a minimum east side yard setback of 1.80m is required;
4. Proposed west side yard setback of 1.22m
WHEREAS a minimum west side yard setback of 1.80m is required;
5. Proposed lot coverage of 34.80% of the lot area
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
6. Proposed building height with a flat roof of 9.81m
WHEREAS a maximum building height for a flat roof of 8.00m is permitted; and

7. Proposed finished first floor height of 1.53m
WHEREAS a maximum finished first floor height of 1.50m 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:	A559/11NY	Zoning	R4 (ZZC)
Owner:	MARTHA ZOTOV	Ward:	Willowdale (23)
	VLADIMIR ZOTOV		
Agent:	VLADIMIR ZOTOV		
Property Address:	WEST 9.15M OF 71	Community:	North York
	HOUNSLOW AVE (PART 1)		
Legal Description:	PLAN 2057 PT 17		

 Isaac Lallouz (signed)

 Edwin Ross Shepherd
(signed)

 Astra Burka (signed)

 Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, December 8, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, December 19, 2011

CERTIFIED TRUE COPY

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

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Wednesday, November 30, 2011

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

File Number:	A558/11NY	Zoning:	R4 (ZZC)
Owner(s):	MARTHA ZOTOV VLADIMIR ZOTOV	Ward:	Willowdale (23)
Agent:	VLADIMIR ZOTOV		
Property Address:	EAST 9.15M OF 71 HOUNSLOW AVE (PART 2)	Community:	North York
Legal Description:	PLAN 2057 PT 17		

Notice was given and a Public Hearing was held on Wednesday, November 30, 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 attached garage would be demolished.

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

1. Proposed lot frontage and width of 9.15m
WHEREAS a minimum lot frontage and width of 15.00m is required;
2. Proposed lot area of 368.10m²
WHEREAS a minimum lot area of 550.00m² is required;
3. Proposed east side yard setback of 1.22m
WHEREAS a minimum east side yard setback of 1.80m is required;
4. Proposed west side yard setback of 0.45m
WHEREAS a minimum west side yard setback of 1.80m is required;
5. Proposed lot coverage of 34.80% of the lot area
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted; and
6. Proposed building height with a flat roof of 9.81m
WHEREAS a maximum building height for a flat roof of 8.00m 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.

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