

Thursday, January 12, 2012

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

File Number:	B067/11NY	Zoning	R4 - ZC -
Owner(s):	VIDA SHAHSAVAR	Ward:	Willowdale (23)
Agent:	IN ROADS PLANNING CONSULTANTS		
Property Address:	56 KINGSDALE AVE	Community:	North York
Legal Description:	PLAN 1790 LOTS 416 & 417		

Notice was given and the application considered on Thursday, January 12, 2012, as required by the Planning Act.

THE CONSENT REQUESTED:

This application is for the consent of the Committee of Adjustment to 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 16.76m fronting onto the north side of Kingsdale Avenue, a depth of 37.19m and an area of 623.3 m².

The owner proposes to divide the lands into two parts for the creation of a new residential building lot. The existing dwelling would be demolished and a two storey detached dwelling would be constructed on each lot.

Parts 1 and 2, as shown on the attached drawing each would have 8.38m fronting onto the north side of Kingsdale Avenue, a depth of 37.19m and an area of 311.6m².

The owner has also applied for variances A800/11NY & A801/11NY to permit the proposed dwellings and would be considered jointly by the Committee.

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):

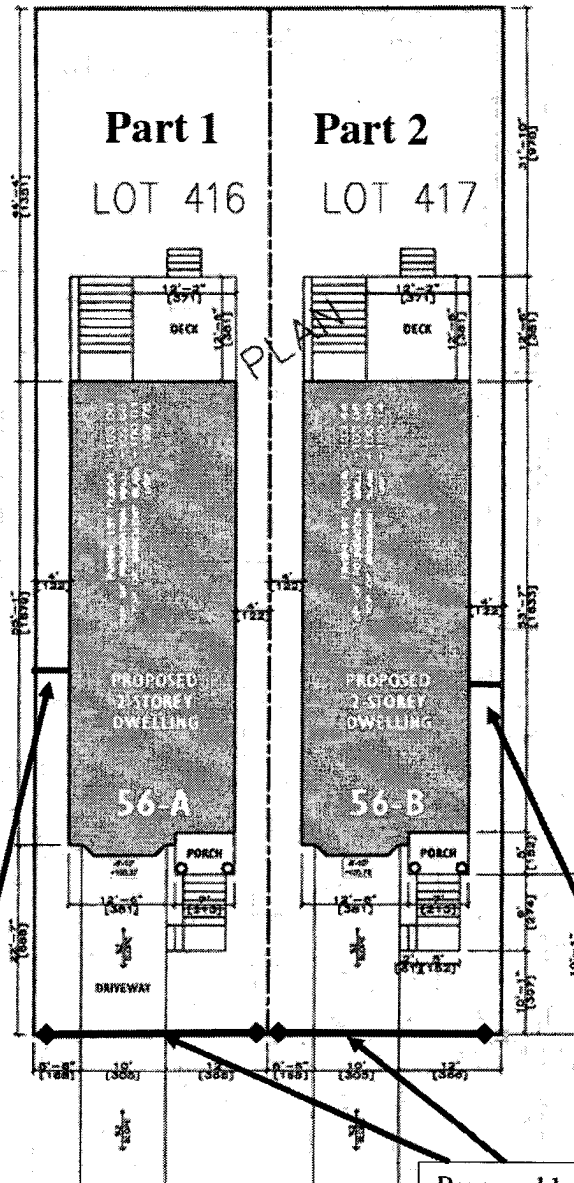
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.



Address: 56 Kingsdale Ave. - Site Plan-

North
(Plans Only)

Proposed lot area of
 311.66m^2 (for Parts
1&2)



Proposed west side
yard setback of 1.22m
(for Parts 1&2)

Proposed west
side yard setback
of 1.22m (for
Parts 1&2)

Proposed lot
frontage/width of 8.38m

KINGSDALE AVENUE

SIGNATURE PAGE

File Number:	B067/11NY	Zoning	R4 - ZC -
Owner(s):	VIDA SHAHSAVAR	Ward:	Willowdale (23)
Agent:	IN ROADS PLANNING CONSULTANTS		
Property Address:	56 KINGSDALE AVE	Community:	North York
Legal Description:	PLAN 1790 LOTS 416 & 417		

Isaac Lallouz (signed)

Richard Ross (signed)

Edwin (Ted) Ross Shepherd
(signed)

DATE DECISION MAILED ON: Friday, January 20, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, February 8, 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.

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.

Thursday, January 12, 2012

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

File Number:	A800/11NY	Zoning	R4 - ZC -
Owner(s):	VIDA SHAHSAVAR	Ward:	Willowdale (23)
Agent:	IN ROADS PLANNING CONSULTANTS		
Property Address:	WEST 8.38M OF 56 KINGSDALE AVE (PART 1)	Community:	North York
Legal Description:	PLAN 1790 LOTS 416 & 417		

Notice was given and a Public Hearing was held on Thursday, January 12, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey detached dwelling. The existing dwelling would be demolished.

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

1. Proposed lot frontage/width of 8.38m
WHEREAS a minimum of 15m is required;
2. Proposed lot area of 311.66m²
WHEREAS a minimum of 550m² is required;
3. Proposed east side yard setback of 1.22m
WHEREAS a minimum of 1.8m is required;
4. Proposed west side yard setback of 1.22m
WHEREAS a minimum of 1.8m is required;
5. Proposed building height of 9.1m
WHEREAS a maximum of 8.8m is permitted; and
6. Proposed finished first floor height of 3.03m
WHEREAS a maximum of 1.5m is permitted.

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 and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

File Number:	A800/11NY	Zoning	R4 - ZC -
Owner:	VIDA SHAHSAVAR	Ward:	Willowdale (23)
Agent:	IN ROADS PLANNING CONSULTANTS		
Property Address:	WEST 8.38M OF 56 KINGSDALE AVE (PART 1)	Community:	North York
Legal Description:	PLAN 1790 LOTS 416 & 417		

Isaac Lallouz (signed)

Richard Ross (signed)

Edwin (Ted) Ross Shepherd
(signed)

DATE DECISION MAILED ON: Sunday, January 12, 2020

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, January 31, 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.

Thursday, January 12, 2012

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

File Number:	A801/11NY	Zoning	R4 - ZC -
Owner(s):	VIDA SHAHSAVAR	Ward:	Willowdale (23)
Agent:	IN ROADS PLANNING CONSULTANTS		
Property Address:	EAST 8.38M OF 56 KINGSDALE AVE (PART 2)	Community:	North York
Legal Description:	PLAN 1790 LOTS 416 & 417		

Notice was given and a Public Hearing was held on Thursday, January 12, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey detached dwelling. The existing dwelling would be demolished.

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

1. Proposed lot frontage/width of 8.38m
WHEREAS a minimum of 15m is required;
2. Proposed lot area of 311.66m²
WHEREAS a minimum of 550m² is required;
3. Proposed east side yard setback of 1.22m
WHEREAS a minimum of 1.8m is required;
4. Proposed west side yard setback of 1.22m
WHEREAS a minimum of 1.8m is required;
5. Proposed building height of 9.1m
WHEREAS a maximum of 8.8m is permitted; and
6. Proposed finished first floor height of 3.03m
WHEREAS a maximum of 1.5m is permitted.

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 and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

File Number:	A801/11NY	Zoning	R4 - ZC -
Owner:	VIDA SHAHSAVAR	Ward:	Willowdale (23)
Agent:	IN ROADS PLANNING CONSULTANTS		
Property Address:	EAST 8.38M OF 56 KINGSDALE AVE (PART 2)	Community:	North York
Legal Description:	PLAN 1790 LOTS 416 & 417		

Edwin (Ted) Ross Shepherd
(signed)

Richard Ross (signed)

Isaac Lallouz (signed)

DATE DECISION MAILED ON: Friday, January 20, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, January 31, 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.