TORONTO
City Planning Division
Gregg Lintern, MCIP, RPP
Acting Chief Planner and Executive Director

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

John filion

Wednesday, June 6, 2012

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B035/12NY	Zoning	R4 [WAIVER]
Owner(s):	ATENA KESHAVARZIAN	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**81 ELMWOOD AVE**	Community:	North York
Legal Description:	PLAN 1801 LOTS 336 & 337		

Notice was given and the application considered on Wednesday, June 6, 2012, 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 on the above noted property.

The lands concerned have a lot frontage of 18.28m located on the south side of Elmwood Avenue and is rectangular in shape, having a depth of 40.08m and an area of 732.98m². The lands presently contain a one storey dwelling municipally known as 81 Elmwood Avenue.

It is proposed to divide the lands into two parts for the creation of a new residential building lot. The existing one storey detached dwelling would be demolished and a two storey dwelling is proposed to be constructed on each of the resulting lots.

Parts 1 and 2 on the plan attached to this notice would each have a lot frontage of 9.14m fronting onto the south side of Elmwood Avenue, a depth of 40.08m and an area of 366.33m².

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Approved on Condition

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of new lots as shown on the plan attached to this decision on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office within ONE YEAR of the date of the this Decision:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.

2. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4, in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the

consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.

3. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with City Surveyor, Survey & Mapping, Technical Services.

4. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Technical Services.

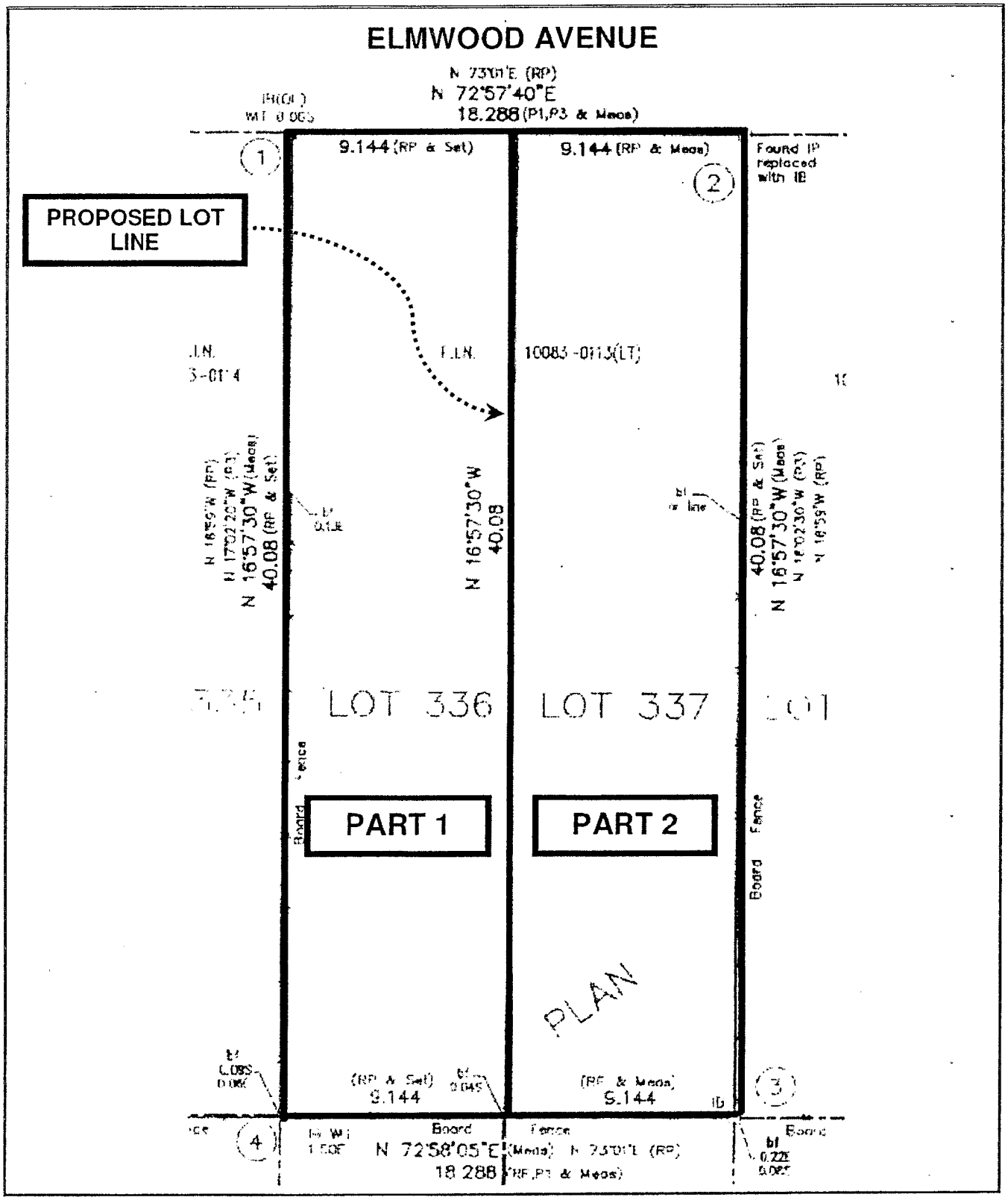
5. **Three copies of the registered reference plan of survey** satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.

6. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96.

7. The associated minor variance decisions, A242/12NY & A243/12NY be declared Final and Binding.

8. The applicant to satisfy the requirements of the Technical Services Division.

COMMITTEE OF ADJUSTMENT (North York Civic Area)	File – B035/12NY	North (Plans Only)	TORONTO
Address: 81 ELMWOOD AVENUE			



SIGNATURE PAGE

File Number:	B035/12NY	Zoning	R4 [WAIVER]
Owner(s):	ATENA KESHAVARZIAN	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**81 ELMWOOD AVE**	Community:	North York
Legal Description:	PLAN 1801 LOTS 336 & 337		

Isaac Lallouz (signed)

Edwin (Ted) Shepherd (signed)

Astra Burka (signed)

DATE DECISION MAILED ON: Thursday, June 14, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, July 3, 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.

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Wednesday, June 6, 2012

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

File Number:	A242/12NY	Zoning	R4 [WAIVER]
Owner(s):	ATENA KESHAVARZIAN	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**WEST 9.14M OF 81 ELMWOOD AVE – PART 1**	Community:	North York
Legal Description:	PLAN 1801 LOTS 336 & 337		

Notice was given and a Public Hearing was held on Wednesday, June 6, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a two storey dwelling with integral, at-grade, single car garage on the west 9.14m portion (Part 1) of the above noted property. The existing dwelling 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 9.14m
   WHEREAS a minimum lot frontage and width of 15.00m is required;

2. Proposed lot area of 366.33m²
   WHEREAS a minimum lot area of 550.00m² is required;

3. Proposed lot coverage of 32.00% of the lot area
   WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;

4. Proposed east side yard setback of **0.91m**
   WHEREAS a minimum east side yard setback of 1.50m is required;

5. Proposed building height of 9.10m
   WHEREAS a maximum building height of 8.80m is permitted; and

6. Proposed front yard hard surface area of **55.00%**
   WHEREAS a maximum front yard hard surface are of 50.00% (34.93m²) is permitted.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article II, with respect to City owned trees, to the satisfaction of the Urban Forestry Division.

2. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article III, with respect to privately owned trees, to the satisfaction of the Urban Forestry Division.

3. The owner shall submit a Tree Security Deposit (in the form of a certified cheque or letter of credit only) and sign a Tree Preservation Agreement to the satisfaction of the Urban Forestry Division.

4. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.

SIGNATURE PAGE

File Number:	A242/12NY	Zoning	R4 [WAIVER]
Owner:	ATENA KESHAVARZIAN	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**WEST 9.14M OF 81 ELMWOOD AVE – PART 1**	Community:	North York
Legal Description:	PLAN 1801 LOTS 336 & 337		

Isaac Lallouz (signed)

Richard Ross (signed)

Edwin (Ted) Shepherd (signed)

DATE DECISION MAILED ON: Thursday, June 14, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, June 26, 2012

CERTIFIED TRUE COPY

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

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Wednesday, June 6, 2012

NOTICE OF DECISION
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(Section 45 of the Planning Act)

File Number:	A243/12NY	Zoning	R4 [WAIVER]
Owner(s):	ATENA KESHAVARZIAN	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**EAST 9.14M OF 81 ELMWOOD AVE – PART 2**	Community:	North York
Legal Description:	PLAN 1801 LOTS 336 & 337		

Notice was given and a Public Hearing was held on Wednesday, June 6, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is proposing to construct a two storey dwelling with integral, at-grade, single car garage on the east 9.14m portion (Part 2) of the above noted property. The existing dwelling 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 9.14m
   WHEREAS a minimum lot frontage and width of 15.00m is required;

2. Proposed lot area of 366.33m²
   WHEREAS a minimum lot area of 550.00m² is required;

3. Proposed lot coverage of 32.00% of the lot area
   WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;

4. Proposed west side yard setback of **0.91m**
   WHEREAS a minimum east side yard setback of 1.50m is required;

5. Proposed building height of 9.10m
   WHEREAS a maximum building height of 8.80m is permitted; and

6. Proposed front yard hard surface area of **55.00%**
   WHEREAS a maximum front yard hard surface are of 50.00% (34.93m²) is permitted.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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4. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.

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File Number:	A243/12NY	Zoning	R4 [WAIVER]
Owner:	ATENA KESHAVARZIAN	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**EAST 9.14M OF 81 ELMWOOD AVE – PART 2**	Community:	North York
Legal Description:	PLAN 1801 LOTS 336 & 337		

Isaac Lallouz (signed)

Richard Ross (signed)

Edwin (Ted) Shepherd (signed)

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