TORONTO

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

North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 5V7
Phone: (416)395-7000
Fax: (416)395-7200

John filion

Wednesday, September 12, 2012

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B057/12NY	Zoning	R7 - Single Family Detached Dwelling Zone
Owner(s):	ROY BUTLER DORIS BUTLER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**118 CAMERON AVE**	Community:	North York
Legal Description:	PLAN M412 LOT 24 W PT LOT 25		

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

THE CONSENT REQUESTED:

This is an application for the division of a parcel of land into two parts for conveyance purposes for a lot addition for the creation of new building lots.

The lands concerned have 11.43m fronting on to the north side of Cameron Avenue, a depth of 40.01m and an area of 457.7m^2. The lands are designated as Part 1 and 2 on the plan attached to this notice. The lands presently contain the dwelling known municipally as 118 Cameron Avenue, which would be demolished.

It is proposed to divide the lands into two parts for the purposes of a lot addition.

The lands to be retained, being Part 1 on the attached Plan would have a frontage of 7.62m, a depth of 40.01m and an area of 305.1m^2.

The lands to be severed, being Part 2 on the attached Plan, would have a width of 3.81m, a depth of 40.01m and an area of 152.6m^2. Part 2 would be added to the lands to be severed under application B058/12NY, being Part 3 on the attached Plan. The resulting lot, being Parts 2 and 3, would have a frontage 7.62m, a depth of 40.01m and an area of 305.2m^2.

A new two storey dwelling would be constructed on each of the proposed lots.

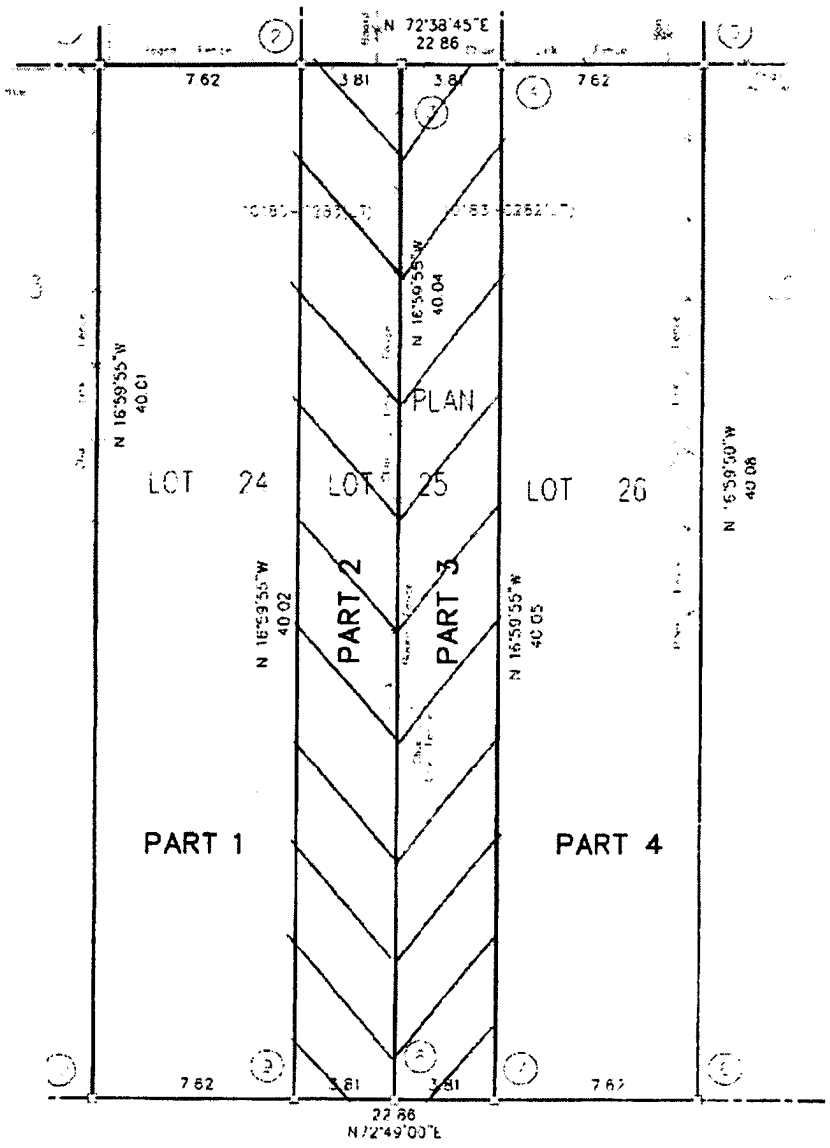
IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

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.

COMMITTEE OF ADJUSTMENT (North York Civic Area)	File – B057/12NY & B058/12NY	North (Plans Only)	TORONTO
Address: 116 & 118 CAMERON AVENUE			



PROPOSED

SIGNATURE PAGE

File Number:	B057/12NY	Zoning	R7 - Single Family Detached Dwelling Zone
Owner(s):	ROY BUTLER DORIS BUTLER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**118 CAMERON AVE**	Community:	North York
Legal Description:	PLAN M412 LOT 24 W PT LOT 25		

Isaac Lallouz (signed)

Richard Ross (signed)

Morley Rosenberg (signed)

Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, September 20, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 10, 2012

CERTIFIED TRUE COPY

Dan Antonacci
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, September 12, 2012

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B058/12NY	Zoning	R7 - Single Family Detached Dwelling Zone
Owner(s):	JOHN LAUFER GERDA LAUFER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**116 CAMERON AVE**	Community:	North York
Legal Description:	PLAN M412 E PT LOT 25		

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

THE CONSENT REQUESTED:

This is an application for the division of a parcel of land into two parts for conveyance purposes for a lot addition for the creation of new building lots.

The lands concerned have 11.43m fronting on to the north side of Cameron Avenue, a depth of 40.08m and an area of 458.2m^2. The lands are designated as Parts 3 and on the plan attached to this notice. The lands presently contain the dwelling known municipally as 116 Cameron Avenue, which would be demolished.

It is proposed to divide the lands into two parts for the purposes of a lot addition.

The lands to be retained, being Part 4 on the attached Plan would have a frontage of 7.62m, a depth of 40.08m and an area of 305.5m^2.

The lands to be severed, being Part 3 on the attached Plan, would have a width of 3.81m, a depth of 40.08m and an area of 152.7m^2. Part 3 would be added to the lands to be severed under application B057/12NY, being Part 2 on the attached Plan. The resulting lot, being Parts 2 and 3, would have a frontage 7.62m, a depth of 40.01m and an area of 305.2m^2.

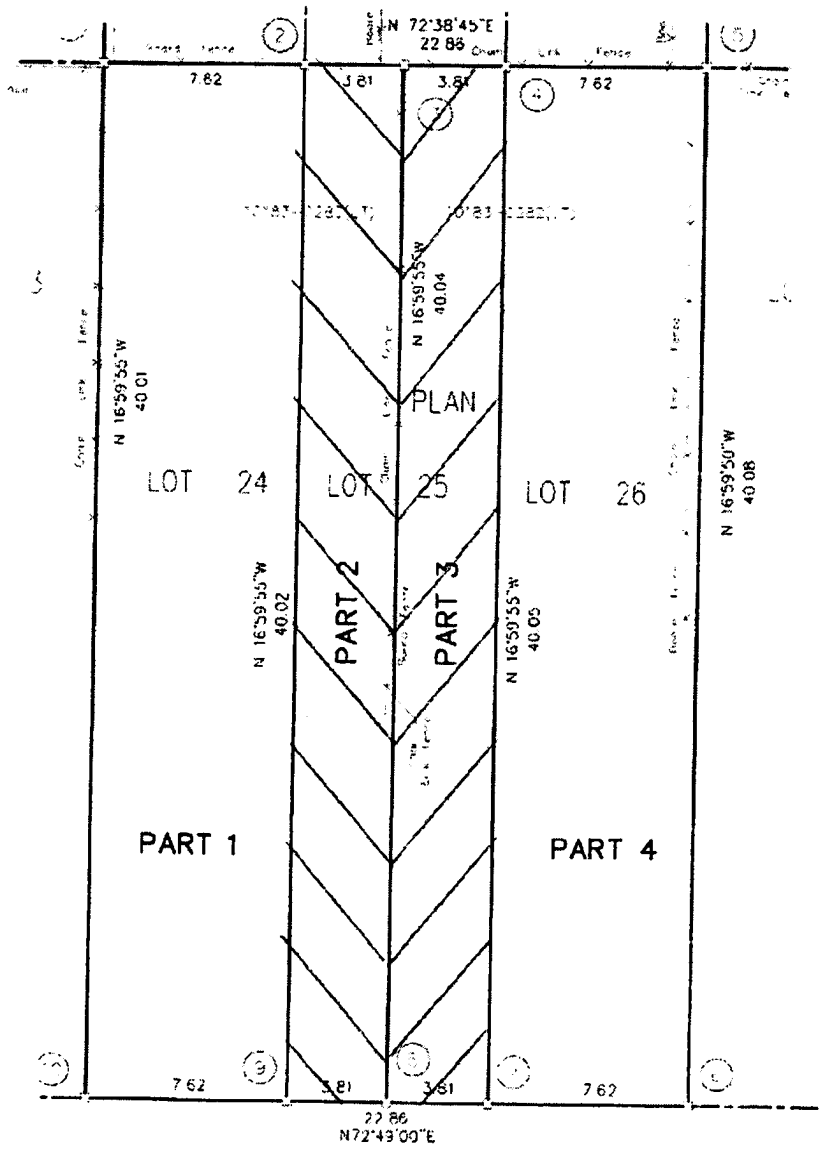
IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

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.

COMMITTEE OF ADJUSTMENT (North York Civic Area)	File – B057/12NY & B058/12NY	North (Plans Only)	TORONTO
Address: 116 & 118 CAMERON AVENUE			



PROPOSED

SIGNATURE PAGE

File Number:	B058/12NY	Zoning	R7 - Single Family Detached Dwelling Zone
Owner(s):	JOHN LAUFER GERDA LAUFER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**116 CAMERON AVE**	Community:	North York
Legal Description:	PLAN M412 E PT LOT 25		

Isaac Lallouz (signed)

Richard Ross (signed)

Morley Rosenberg (signed)

Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, September 20, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 10, 2012

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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Wednesday, September 12, 2012

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

File Number:	A499/12NY	Zoning	R7 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	ROY BUTLER DORIS BUTLER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**WEST 7.62M OF 118 CAMERON AVE (PART 1)**	Community:	North York
Legal Description:	PLAN M412 LOT 24 W PT LOT 25		

Notice was given and a Public Hearing was held on Wednesday, September 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 dwelling on the west 7.62m (Part 1) of the above noted property

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

North York By-law 7625

1. Proposed lot frontage and width of 7.62m
   WHEREAS a minimum lot frontage and width of 9m is required;

2. East side yard setback of 0.6m to the proposed dwelling
   WHEREAS a minimum setback of 1.5m is required;

3. Proposed building length of 16.8m
   WHEREAS a maximum building length of 15.3m is permitted;

4. Proposed finished first floor elevation of 2.1m
   WHEREAS a maximum finished first floor elevation of 1.5m is permitted

5. Proposed building height of 9.2m
   WHEREAS a maximum building height of 8.8m is permitted;

6. Proposed lot coverage of 31.6% (96.4m^2)
   WHEREAS a maximum lot coverage of 30% (91.53m^2) is permitted;

7. Proposed front yard had surface area of $30.8m^2$ (56.8%)
WHEREAS a maximum front yard hard surface area of $27.1m^2$ (50%) 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:	A499/12NY	Zoning	R7 - Single Family Detached Dwelling Zone (WAIVER)
Owner:	ROY BUTLER DORIS BUTLER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**WEST 7.62M OF 118 CAMERON AVE (PART 1)**	Community:	North York
Legal Description:	PLAN M412 LOT 24 W PT LOT 25		

Isaac Lallouz (signed)

Richard Ross (signed)

Morley Rosenberg (signed)

Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, September 20, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, October 2, 2012

CERTIFIED TRUE COPY

Dan Antonacci
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.

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Wednesday, September 12, 2012

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

File Number:	A500/12NY	Zoning	R7 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	JOHN LAUFER GERDA LAUFER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**EAST 3.81M OF 118 CAMERON AVE AND WEST 3.81M OF 116 CAMERON AVE (PARTS 2 & 3)**	Community:	North York
Legal Description:	PLAN M412 E PT LOT 25		

Notice was given and a Public Hearing was held on Wednesday, September 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 dwelling on the centre 7.62m (Parts 2 and 3) of the above noted properties.

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

North York By-law 7625

1. Proposed lot frontage and width of 7.62m
   WHEREAS a minimum lot frontage and width of 9m is required;

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

3. Proposed building length of 16.8m
   WHEREAS a maximum building length of 15.3m is permitted;

4. Proposed finished first floor elevation of 2.1m
   WHEREAS a maximum finished first floor elevation of 1.5m is permitted

5. Proposed building height of 9.2m
   WHEREAS a maximum building height of 8.8m is permitted;

6. Proposed lot coverage of 31.6% (96.4m^2)

WHEREAS a maximum lot coverage of 30% (91.53m^2) is permitted;

7. Proposed front yard had surface area of 30.8m^2 (56.8%)
WHEREAS a maximum front yard hard surface area of 27.1m^2 (50%) 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:	A500/12NY	Zoning	R7 - Single Family Detached Dwelling Zone (WAIVER)
Owner:	JOHN LAUFER GERDA LAUFER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**EAST 3.81M OF 118 CAMERON AVE AND WEST 3.81M OF 116 CAMERON AVE (PARTS 2 & 3)**	Community:	North York
Legal Description:	PLAN M412 E PT LOT 25		

Isaac Lallouz (signed)

Richard Ross (signed)

Morley Rosenberg (signed)

Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, September 20, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, October 2, 2012

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Dan Antonacci
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North York Panel

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Wednesday, September 12, 2012

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

File Number:	A501/12NY	Zoning	R7 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	JOHN LAUFER GERDA LAUFER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**EAST 7.62M OF 116 CAMERON AVE (PART 4)**	Community:	North York
Legal Description:	PLAN M412 E PT LOT 25		

Notice was given and a Public Hearing was held on Wednesday, September 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 dwelling on the east 7.62m (Part 4) of the above noted property.

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

North York By-law 7625

1. Proposed lot frontage and width of 7.62m
   WHEREAS a minimum lot frontage and width of 9m is required;

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

3. Proposed building length of 16.8m
   WHEREAS a maximum building length of 15.3m is permitted;

4. Proposed finished first floor elevation of 2.1m
   WHEREAS a maximum finished first floor elevation of 1.5m is permitted

5. Proposed building height of 9.2m
   WHEREAS a maximum building height of 8.8m is permitted;

6. Proposed lot coverage of 31.6% (96.4m^2)
   WHEREAS a maximum lot coverage of 30% (91.53m^2) is permitted;

7. Proposed front yard had surface area of 30.8m^2 (56.8%)
WHEREAS a maximum front yard hard surface area of 27.1m^2 (50%) 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:	A501/12NY	Zoning	R7 - Single Family Detached Dwelling Zone (WAIVER)
Owner:	JOHN LAUFER GERDA LAUFER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**EAST 7.62M OF 116 CAMERON AVE (PART 4)**	Community:	North York
Legal Description:	PLAN M412 E PT LOT 25		

Isaac Lallouz (signed)

Richard Ross (signed)

Morley Rosenberg (signed)

Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, September 20, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, October 2, 2012

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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