

Mailed on/before: Friday, May 24, 2013

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

MEETING DATE AND TIME: Wednesday, June 5, 2013 at 11:30 a.m.

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

File Number:	A336/13NY	Zoning	R4 (waiver)
Owner(s):	RONIT BARZILAY	Ward:	Willowdale (23)
Agent:	PASK LANDSCAPE ARCHITECTS LTD		
Property Address:	150 FRANKLIN AVE	Community:	North York
Legal Description:	PLAN M412 LOT 166 TO 167		

PURPOSE OF THE APPLICATION:

To construct an accessory structure. The dwelling under construction was previously approved at a Committee of Adjustment hearing on April 25, 2012 under file number A094/12NY. The requested increase in coverage is related to the proposed accessory structure.

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

North York Zoning By-law No. 7625

1. Proposed lot coverage of 35.6% or 210.2m² (31.9% or 188m² for the dwelling under construction and 3.7% or 22.2m² for the proposed accessory structure)
WHEREAS the maximum permitted lot coverage is 30% (176.29m²).

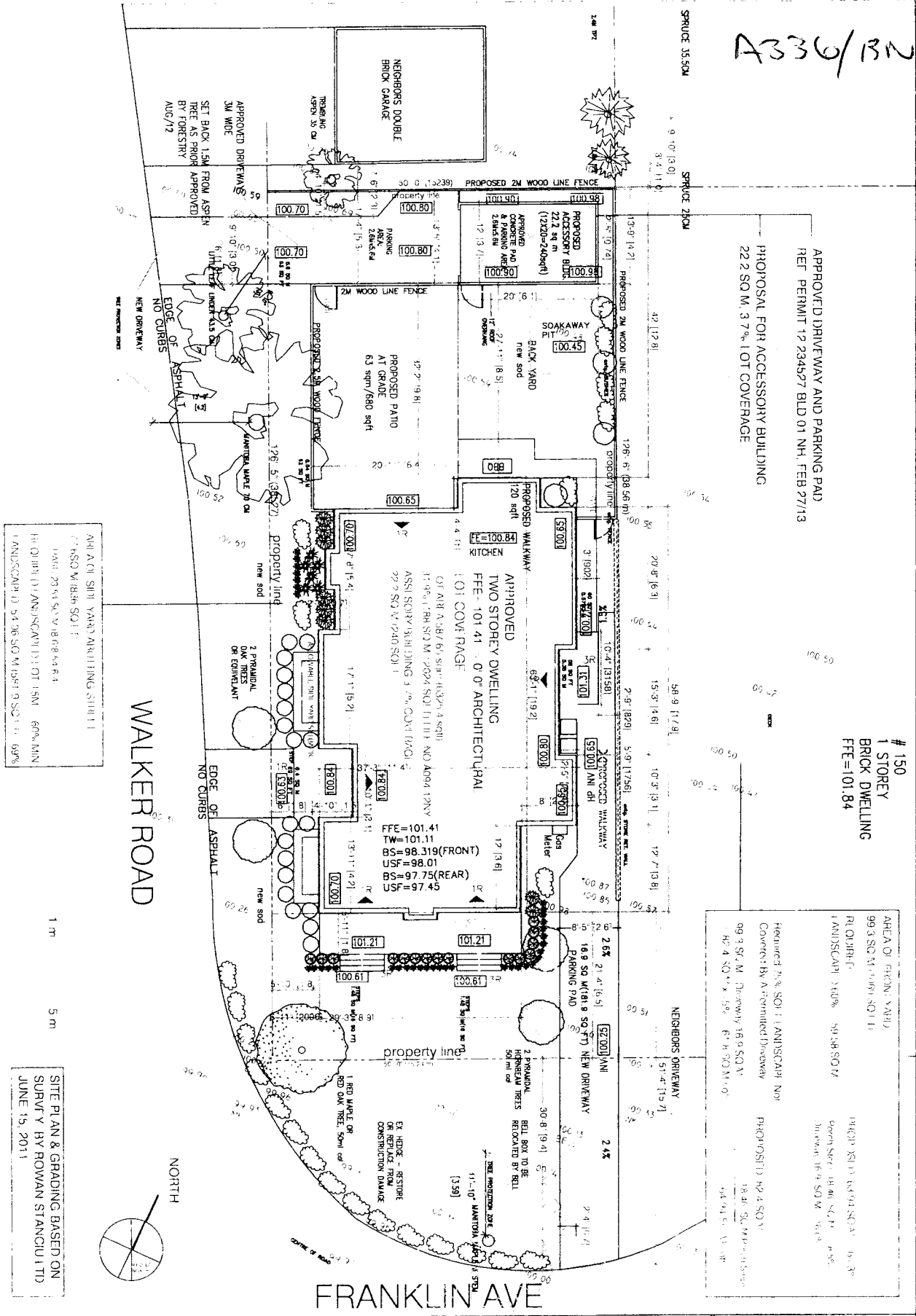
Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

:sl

A336/13NY

APPROVED DRIVEWAY AND PARKING PAD
 REF PERMIT 12 234527 BLD 01 NH, FEB 27/13
 PROPOSAL FOR ACCESSORY BUILDING
 22.2 SQ.M. 3.7% LOT COVERAGE

150
 1 STOREY
 BRICK DWELLING
 FFE=101.84



APPROVED DRIVEWAY AND PARKING PAD
 REF PERMIT 12 234527 BLD 01 NH, FEB 27/13
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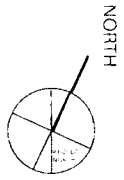
AREA OF EXISTING YARD
 99.3 SQ.M. (2491 SQ.FT.)
 R/O DRIVE
 LANDSCAPE 100% NO 158 SQ.M.
 PROPOSED 16.9 SQ.M. (364 SQ.FT.)
 DRIVEWAY 16.9 SQ.M. (364 SQ.FT.)

REDUCED 7% SOIL LANDSCAPE NOT
 COVERED BY A FURNISHED DRIVEWAY
 99.3 SQ.M. DRIVEWAY 16.9 SQ.M.
 16.9 SQ.M. DRIVEWAY 16.9 SQ.M.
 PROPOSED 16.9 SQ.M. (364 SQ.FT.)
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WALKER ROAD

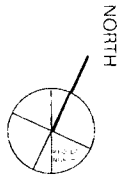
FRANKLIN AVE



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LEGEND

- ORNAMENTAL TREES
- EXISTING TREES
- FERNS AND SHRUBS
- PATHS - R/C PATERS
- DRIVEWAY AND OVERLAY



PASK LANDSCARP
 ARCHITECTS
 313 JOHNSTON AVENUE
 TORONTO, ONTARIO
 M2N 1H8
 (416) 369-1553
 keth.pask@pasklandscarp.com

drawn	K. Pask, R. Pask	project #	Rent99099
date	26/4/13	sheet no.	G-1
scale	NTS		
Project	150 Franklin Ave Toronto, Ontario M2N 1C5		
Drawing	LANDSCAPE SITE PLAN REAR ACCESSORY BUILDING		
DATE	ISSUE	FOR	
04 JUN 12	ISSUED FOR PERM		
01 FEB 12	ISSUED FOR CON. OF ADJ.		
01 AUG 12	ISSUED TO FORESTRY		
12 FEB 13	ISSUED FOR LANDSCAPE		
26 APRIL 13	ISSUED FOR CON. OF ADJ.		

MEMORANDUM

Date: June 5th, 2013

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

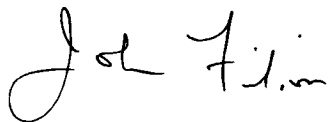
From: Councillor John Filion
Ward 23, Willowdale

Re: 150 Franklin Ave
A336/13NY

In order to prevent a precedent being set with regard to this variance, I am writing to request that should the Committee approve this application, that they consider tying approval to plans.

Thank you for your consideration of this matter.

Sincerely,



Councillor John Filion
Ward 23, Willowdale

CITY COUNCILLOR, WARD 23, CITY OF
TORONTO
JOHN FILION
or OCCUPANT
CITY HALL
100 QUEEN ST SUITE W SUITE B36Phone (416) 395-7000
Fax (416) 395-7200

Wednesday, June 5, 2013

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

File Number:	A336/13NY	Zoning	R4 (waiver)
Owner(s):	RONIT BARZILAY	Ward:	Willowdale (23)
Agent:	PASK LANDSCAPE ARCHITECTS LTD		
Property Address:	150 FRANKLIN AVE	Community:	North York
Legal Description:	PLAN M412 LOT 166 TO 167		

Notice was given and a Public Hearing was held on Wednesday, June 5, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct an accessory structure. The dwelling under construction was previously approved at a Committee of Adjustment hearing on April 25, 2012 under file number A094/12NY. The requested increase in coverage is related to the proposed accessory structure.

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

- Proposed lot coverage of 35.6% (31.9% for the dwelling under construction and 3.7% for the proposed accessory structure)
WHEREAS the maximum permitted lot coverage is 30%.

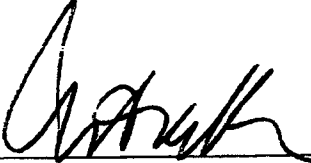
IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Minor Variance Application is Refused**

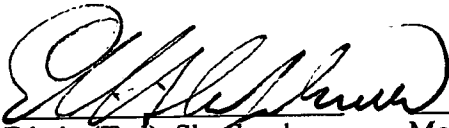
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

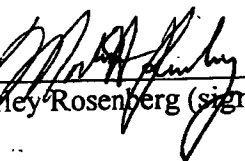
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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Astra Burka (signed)


Edwin (Ted) Shepherd
(signed)

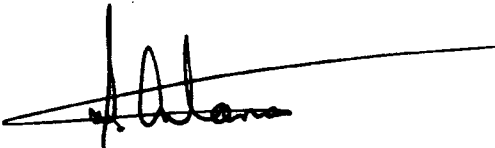

Morley Rosenberg (signed)


Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, June 13, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, June 25, 2013

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.