

Thursday, September 26, 2013

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

File Number:	B73/12EYK	Zoning	RM2
Owner(s):	DOWNING STREET GROUP	Ward:	York South-Weston (11)
Agent:	BRIAN MOSS AND ASSOCIATES LTD		
Property Address:	0 VERONA AVE	Community:	
Legal Description:	PLAN 2414 PT LOTS 32 33 & 34 RP 64R12601 PART 3		

Notice was given and the application considered on Thursday, September 26, 2013, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into five residential lots.

Retained - Part 1

Address to be assigned

The lot frontage is 28.8 m and the lot area is 266 m². The existing vacant parcel of land will be developed as the site of a new detached dwelling with an integral single garage, requiring variances to the Zoning By-law, as outlined in Application A559/12EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.15 m and the lot area is 129 m². The existing vacant parcel of land will be developed as the site of the south half of a pair of new semi-detached dwellings with an integral single car garage, as outlined in Application A560/12EYK.

Conveyed - Part 3

Address to be assigned

The lot frontage is 7.15 m and the lot area is 151 m². The existing vacant parcel of land will be developed as the site of the north half of a pair of new semi-detached dwellings with an integral single car garage, as outlined in Application A561/12EYK.

Conveyed - Part 4

Address to be assigned

The lot frontage is 7.15 m and the lot area is 173 m². The existing vacant parcel of land will be developed as the site of the south half of a pair of new semi-detached dwellings with an integral single car garage, as outlined in Application A562/12EYK.

Conveyed - Part 5

Address to be assigned

The lot frontage is 7.15 m and the lot area is 194 m². The existing vacant parcel of land will be developed as the site of the north half of a pair of new semi-detached dwellings with an integral single car garage, as outlined in Application A563/12EYK.

File Numbers B73/12EYK, A559/12EYK, A560/12EYK, A561/12EYK, A562/12EYK AND A563/12EYK will be considered jointly.

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):

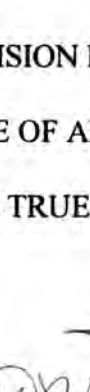
- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots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

SIGNATURE PAGE

File Number: B73/12EYK Zoning RM2
Owner(s): DOWNING STREET GROUP Ward: York South-Weston (11)
Agent: BRIAN MOSS AND ASSOCIATES LTD
Property Address: 0 VERONA AVE Community:
Legal Description: PLAN 2414 PT LOTS 32 33 & 34 RP 64R12601 PART 3



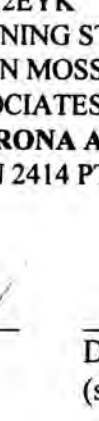
Paul Valenti (signed)



Douglas S. Colbourne
(signed)



Fred Dominelli (signed)



Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Friday, October 4, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, October 24, 2013

CERTIFIED TRUE COPY


Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke 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, September 26, 2013

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

File Number:	A559/12EYK	Zoning:	RM2
Owner(s):	DOWNING STREET GROUP	Ward:	York South-Weston (11)
Agent:	BRIAN MOSS AND ASSOCIATES LTD		
Property Address:	0 VERONA AVE – PART 1	Community:	
Legal Description:	PLAN 2414 PT LOTS 32 33 & 34 RP 64R12601 PART 3		

Notice was given and a Public Hearing was held on Thursday, September 26, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral single car garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 10.1.3.(a), By-law 1-83**

The proposed detached dwelling is not a permitted use in an RM2 zone.

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: A559/12EYK Zoning RM2
Owner: DOWNING STREET GROUP Ward: York South-Weston (11)
Agent: BRIAN MOSS AND ASSOCIATES LTD
Property Address: **0 VERONA AVE - PART 1** Community:
Legal Description: PLAN 2414 PT LOTS 32 33 & 34 RP 64R12601 PART 3



Paul Valenti (signed)



Douglas S. Colbourne
(signed)



Fred Dominelli (signed)



Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Friday, October 4, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 16, 2013

CERTIFIED TRUE COPY


Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, September 26, 2013

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

File Number:	A560/12EYK	Zoning	RM2
Owner(s):	DOWNING STREET GROUP	Ward:	York South-Weston (11)
Agent:	BRIAN MOSS AND ASSOCIATES LTD		
Property Address:	0 VERONA AVE – PART 2	Community:	
Legal Description:	PLAN 2414 PT LOTS 32 33 & 34 RP 64R12601 PART 3		

Notice was given and a Public Hearing was held on Thursday, September 26, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new semi-detached dwelling with an integral single car garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 10.1.3.(a), By-law 1-83**

The proposed semi-detached dwelling is not a permitted use in an RM2 zone.

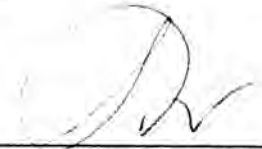
IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Minor Variance Application is Refused**

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

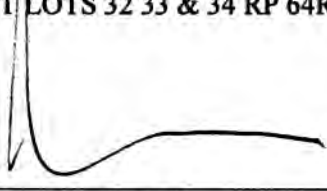
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number: A560/12EYK Zoning RM2
Owner: DOWNING STREET GROUP Ward: York South-Weston (11)
Agent: BRIAN MOSS AND
 ASSOCIATES LTD
Property Address: 0 VERONA AVE – PART 2 Community:
Legal Description: PLAN 2414 PT LOTS 32 33 & 34 RP 64R12601 PART 3



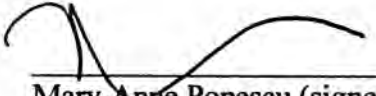
Paul Valenti (signed)



Douglas S. Colbourne
(signed)



Fred Dominelli (signed)



Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Friday, October 4, 2013
LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 16, 2013
CERTIFIED TRUE COPY



Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, September 26, 2013

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

File Number:	A563/12EYK	Zoning	RM2
Owner(s):	DOWNING STREET GROUP	Ward:	York South-Weston (11)
Agent:	BRIAN MOSS AND ASSOCIATES LTD		
Property Address:	0 VERONA AVE – PART 5	Community:	
Legal Description:	PLAN 2414 PT LOTS 32 33 & 34 RP 64R12601 PART 3		

Notice was given and a Public Hearing was held on Thursday, September 26, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new semi-detached dwelling with an integral single car garage.

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

Section 10.1.3.(a), By-law 1-83

The proposed semi-detached dwelling is not a permitted use in an RM2 zone.

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.

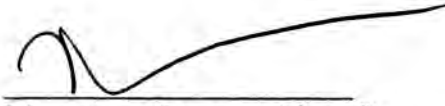
SIGNATURE PAGE

File Number: A563/12EYK Zoning RM2
Owner: DOWNING STREET GROUP Ward: York South-Weston (11)
Agent: BRIAN MOSS AND ASSOCIATES LTD
Property Address: 0 VERONA AVE – PART 5 Community:
Legal Description: PLAN 2414 PT LOTS 32 33 & 34 RP 64R12601 PART 3



Paul Valenti (signed)

Douglas S. Colbourne
(signed)

Fred Dominelli (signed)

Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Friday, October 4, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 16, 2013

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Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, September 26, 2013

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

File Number:	A360/13EYK	Zoning	RM2
Owner(s):	55 EMMETT AVE LTD	Ward:	York South-Weston (11)
Agent:	BRIAN MOSS AND ASSOCIATES LTD		
Property Address:	55 EMMETT AVE	Community:	
Legal Description:	CON 5 PT LOT 2 PLAN 652 PT LOT 4		

Notice was given and a Public Hearing was held on Thursday, September 26, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To eliminate the required 28 parking spaces located at 0 Verona Avenue.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 16 (169)(f), By-law 1-83**

A minimum of 28 parking spaces shall be provided and designated as customer parking on the north side of Emmett Avenue (Parcel "B", Schedule "B", By-law 1191).
The required parking spaces will not be provided.


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: A360/13EYK Zoning RM2
Owner: 55 EMMETT AVE LTD Ward: York South-Weston (11)
Agent: BRIAN MOSS AND ASSOCIATES LTD
Property Address: 55 EMMETT AVE Community:
Legal Description: CON 5 PT LOT 2 PLAN 652 PT LOT 4



Paul Valenti (signed)

Douglas S. Colbourne
(signed)

Fred Dominelli (signed)

Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Friday, October 4, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 16, 2013

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Thursday, September 26, 2013

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

File Number:	B74/12EYK	Zoning:	RM2
Owner(s):	DOWNING STREET GROUP	Ward:	York South-Weston (11)
Agent:	BRIAN MOSS AND ASSOCIATES LTD		
Property Address:	60 EMMETT AVE	Community:	
Legal Description:	PLAN 652 PT LOT 4 AND RP 66R22104 PARTS 1 AND 2		

Notice was given and the application considered on Thursday, September 26, 2013, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into three residential lots and to sever a portion of the land for the purpose of three lot additions.

Retained - Part 3**Address to be assigned**

The lot frontage is 28.6 m and the lot area is 241 m². The existing vacant parcel of land will be developed as the site of a new detached dwelling with an integral single garage, requiring variances to the Zoning By-law, as outlined in Application A566/12EYK.

Conveyed - Part 1**Address to be assigned**

The lot frontage is 25.7 m and the lot area is 211 m². The existing vacant parcel of land will be developed as the site of the south half of a pair of new semi-detached dwellings with an integral single car garage, as outlined in Application A564/12EYK.

Conveyed - Part 2**Address to be assigned**

The lot frontage is 10.7 m and a lot area is 210 m². The existing vacant parcel of land will be developed as the site of the north half of a pair of new semi-detached dwellings with an integral single car garage, as outlined in Application A565/12EYK.

Conveyed - Part 4

Part 4 has a lot area of 108 m² and will be added to the holdings of the north abutting property known as 61 Buttonwood Avenue.

Conveyed - Part 5

Part 5 has a lot area of 72 m² and will be added to the holdings of the north abutting property known as 59 Buttonwood Avenue.

Conveyed - Part 6

Part 6 has a lot area of 35 m² and will be added to the holdings of the north abutting property known as 57 Buttonwood Avenue.

File Numbers B74/12EYK, A564/12EYK, A565/12EYK AND A566/12EYK will be considered jointly.

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):

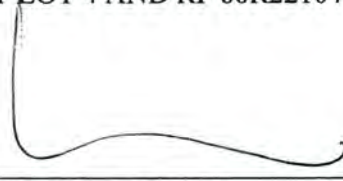
- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots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

SIGNATURE PAGE

File Number: A565/12EYK Zoning RM2
Owner: DOWNING STREET GROUP Ward: York South-Weston (11)
Agent: BRIAN MOSS AND ASSOCIATES LTD
Property Address: **60 EMMETT AVE – PART 2** Community:
Legal Description: PLAN 652 PT LOT 4 AND RP 66R22104 PARTS 1 AND 2




Paul Valenti (signed)



Douglas S. Colbourne
(signed)



Fred Domfnelli (signed)



Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Friday, October 4, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 16, 2013

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Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, September 26, 2013

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

File Number:	A566/12EYK	Zoning	RM2
Owner(s):	DOWNING STREET GROUP	Ward:	York South-Weston (11)
Agent:	BRIAN MOSS AND ASSOCIATES LTD		
Property Address:	60 EMMETT AVE – PART 3	Community:	
Legal Description:	PLAN 652 PT LOT 4 AND RP 66R22104 PARTS 1 AND 2		

Notice was given and a Public Hearing was held on Thursday, September 26, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral single car garage.

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

Section 12.2, By-law 1-83

The proposed detached dwelling is not a permitted use in an RM2 zone.

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: A566/12EYK Zoning RM2
Owner: DOWNING STREET GROUP Ward: York South-Weston (11)
Agent: BRIAN MOSS AND ASSOCIATES LTD
Property Address: **60 EMMETT AVE – PART 3** Community:
Legal Description: PLAN 652 PT LOT 4 AND RP 66R22104 PARTS 1 AND 2



Paul Valenti (signed)

Douglas S. Colbourne
(signed)

Fred Dominelli (signed)

Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Friday, October 4, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 16, 2013

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