



City Planning Division  
Jennifer Keesmaat, MESA MCIP RPP  
Chief Planner and Executive Director

North York Civic Centre  
5100 Yonge Street  
Toronto, Ontario  
M2N 5V7  
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CITY COUNCILLOR, WARD 23, CITY OF  
TORONTO  
JOHN FILION  
or OCCUPANT  
CITY HALL  
100 QUEEN ST SUITE W SUITE B36

Wednesday, May 8, 2013

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

File Number:	B005/13NY	Zoning:	R6 [WAIVER]
Owner(s):	ESKANDAR AZADI	Ward:	Willowdale (23)
Agent:	ESKANDAR AZADI		
Property Address:	268 HOLLYWOOD AVE	Community:	North York
Legal Description:	PLAN 1801 LOT 207 TO 208 PT LOT 209		

Notice was given and the application considered on Wednesday, May 8, 2013, as required by the Planning Act.

### THE CONSENT REQUESTED:

To divide a parcel of residential lands into two parts for conveyance purposes for the creation of a new residential building lot.

The lands concerned have a lot frontage of 20.57m fronting onto the north side of Hollywood Avenue which is rectangular in shape, having a depth of 40.11m and an area of 825.00m<sup>2</sup>. The lands presently contain a single detached dwelling municipally known as 268 Hollywood Avenue.

The existing single detached dwelling would be demolished and a new 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 10.285m fronting onto the north side of Hollywood Avenue. Parts 1 & 2 would also have a depth of 40.11m and each would have an area of 412.50m<sup>2</sup>.

### 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.

RECEIVED AND LEGATED  
Plan 86R-

DATE FEB 10 2013

S.M. YADULLAH  
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND REGISTRATION AND TILES DIVISION OF TORONTO REGISTRY OFFICE (NO. 66)

Metric

INSTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN OF SURVEY OF  
LOTS 207 and 208 & PART OF LOT 209  
REGISTERED PLAN 1801  
CITY OF TORONTO  
FORMERLY CITY OF NORTH YORK

SCALE: 1:300  
30 METRES

entl surveyors 2013  
Ontario Land Surveyors

Schedule

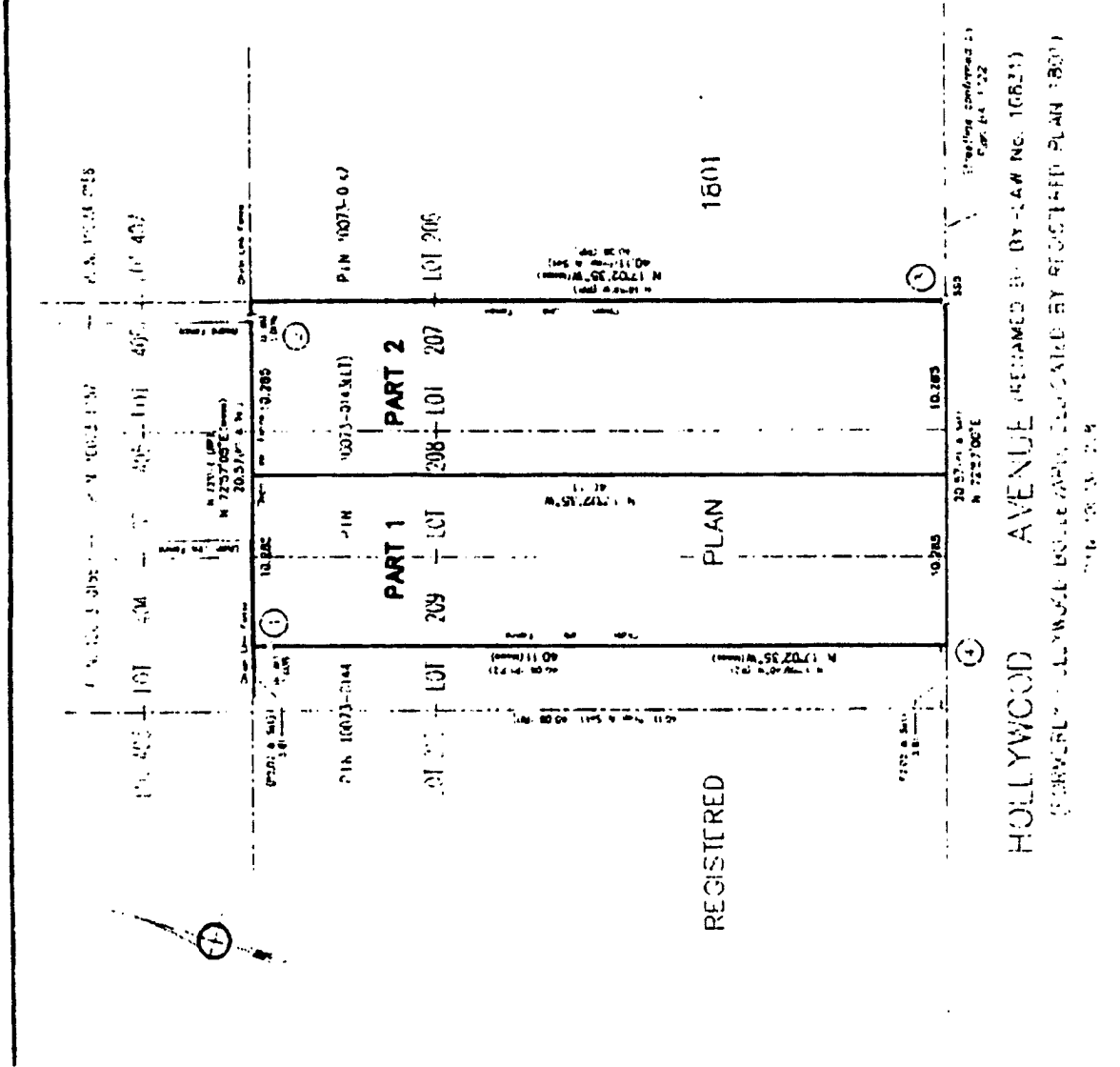
PART	LOT	REGISTERED PLAN	P.I.N.	AREA
1	PART OF LOT 209	1801	ALL OF 10073-014(X,1)	612.5m <sup>2</sup>
2	PART OF LOT 208			617.5m <sup>2</sup>

Surveyor's Certificate

- 1. EVERY PART OF THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2. THE SURVEY WAS COMPLETED ON

S.M. YADULLAH  
S.M. YADULLAH  
Ontario Land Surveyor

DATE FEB 10 2013



HOLLYWOOD AVENUE (PREPARED BY BY-LAW NO. 10621)  
FORMERLY HOLLYWOOD BOULEVARD (CALCULATED BY REGISTERED PLAN 1801)

**Integration**  
ENTL SURVEYS HAS FILED THIS PLAN AND THE PLAN'S UNDERSTANDING AND INTENTIONS ARE TO BE CONSIDERED AS PART OF THE SURVEY RECORD. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ENT L SURVEYS. ENT L SURVEYS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. ENT L SURVEYS HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO DISCREPANCIES BETWEEN THE PLAN AND THE ACTUAL SURVEYED AREA. ENT L SURVEYS HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO DISCREPANCIES BETWEEN THE PLAN AND THE ACTUAL SURVEYED AREA.

entl surveyors  
Ontario Land Surveyors  
1234 RED STREET UNIT 10, HO-HOHO MILL L4B 1C1  
TORONTO, ONTARIO M2H 3L4 CAN (416) 461-1882 FAX (416) 461-1883

**SIGNATURE PAGE**

File Number:	B005/13NY	Zoning	R6 [WAIVER]
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Legal Description:	PLAN 1801 LOT 207 TO 208 PT LOT 209		

\_\_\_\_\_  
Astra Burka (signed)

\_\_\_\_\_  
Richard Ross (signed)

\_\_\_\_\_  
Morley Rosenberg (signed)

\_\_\_\_\_  
Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, May 16, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 5, 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](http://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.

Wednesday, May 8, 2013

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

File Number:	A090/13NY	Zoning	R6 [WAIVER]
Owner(s):	ESKANDAR AZADI	Ward:	Willowdale (23)
Agent:	ESKANDAR AZADI		
Property Address:	<b>268 HOLLYWOOD AVE</b>	Community:	North York
Legal Description:	PLAN 1801 LOT 207 TO 208 PT LOT 209		

Notice was given and a Public Hearing was held on Wednesday, May 8, 2013, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a two-storey dwelling with integral, at-grade, two car garage on the west 10.285m portion of 268 Hollywood Avenue (Part 1). 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 10.285m  
WHEREAS a minimum lot frontage and width of 12.00m is required;
2. Proposed lot coverage of 32.00% of the lot area  
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
3. Proposed building height of 9.10m  
WHEREAS a maximum building height of 8.80m is permitted;
4. Proposed east side yard setback of 0.90m  
WHEREAS a minimum east side yard setback of 1.20m;
5. Proposed building length of 16.82m  
WHEREAS a maximum building length of 15.30m is permitted; and

**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.





City Planning Division  
Jennifer Kesmaat, MES MCIP RPP  
Chief Planner and Executive Director

North York Civic Centre  
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Wednesday, May 8, 2013

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Legal Description:	PLAN 1801 LOT 207 TO 208 PT LOT 209		

Notice was given and a Public Hearing was held on Wednesday, May 8, 2013, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a two-storey dwelling with integral, at-grade, two car garage on the east 10.285m portion of 268 Hollywood Avenue (Part 2). 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 10.285m  
WHEREAS a minimum lot frontage and width of 12.00m is required;
2. Proposed lot coverage of 32.00% of the lot area  
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
3. Proposed building height of 9.10m  
WHEREAS a maximum building height of 8.80m is permitted;
4. Proposed west side yard setback of 0.90m  
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- 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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Agent: ESKANDAR AZADI  
Property Address: 268 HOLLYWOOD AVE Community: North York  
Legal Description: PLAN 1801 LOT 207 TO 208 PT LOT 209

  
Astra Burka (signed)

  
Richard Ross (signed)


  
Motley Rosenberg (signed)

  
Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, May 16, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, May 28, 2013

CERTIFIED TRUE COPY

  
Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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