



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

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

FILE COPY
or OCCUPANT
ON

Wednesday, July 31, 2013

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

File Number:	B037/13NY	Zoning:	R1S Z0.60 [ZZC]
Owner(s):	GREGORY EDWARD BROWN	Ward:	Eglinton-Lawrence (16)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	92 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 20		

Notice was given and the application considered on Wednesday, July 31, 2013, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two (2) residential lots.

Retained - Part 1

Address to be assigned

The lot frontage is 7.62m and the lot area is 306.10m². A new two-storey dwelling with an integral garage will be constructed which will require variances to the Zoning By-law, as outlined in application Number A449/13NY.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.62m and the lot area is 306.10m². A new two-storey dwelling with an integral garage will be constructed which will require variances to the Zoning By-law, as outlined in application Number A450/13NY.

File Numbers B037/13NY, A449/13NY and A450/13NY will be considered jointly.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

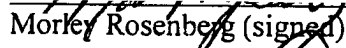
The Consent Application is Refused

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 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:	B037/13NY	Zoning	RIS Z0.60 [ZZC]
Owner(s):	GREGORY EDWARD BROWN	Ward:	Eglinton-Lawrence (16)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	92 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 20		

 (signed)


Richard Ross (signed)

Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, August 8, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, August 28, 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.

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.



City Planning Division
Jennifer Keesmaat, M.E.S. M.C.I.P. R.P.P.
Chief Planner and Executive Director

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

File Copy

Wednesday, July 31, 2013

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

File Number:	A449/13NY	Zoning:	R1S Z0.60 [ZZC]
Owner(s):	GREGORY EDWARD BROWN	Ward:	Eglinton-Lawrence (16)
Agent:	RUBINOFF DESIGN GROUP	Community:	Toronto
Property Address:	WEST 7.62M OF 92 BRIAR HILL AVE (PART 1)		
Legal Description:	PLAN M25 PT LOT 20		

Notice was given and a Public Hearing was held on Wednesday, July 31, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with an integral, at-grade garage. The existing dwelling would be demolished.

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

- Section 6(3) Part I 1, By-law No. 438-86**
Proposed G.F.A. (Gross Floor Area) of 0.91 times the lot area
WHEREAS a maximum G.F.A. of 0.60 times the lot area is permitted;
- Section 6(3) Part II 3.B(II), By-law No. 438-86**
Proposed east side yard setback of 0.46m for the portion of the dwelling not exceeding 17.00m in depth
WHEREAS a minimum east side yard setback of 0.90m is required for the portion of the dwelling not exceeding 17.00m in depth;
- Section 6(3) Part II 3.B(II), By-law No. 438-86**
Proposed east side yard setback of 0.46m for the 1.29m portion of the dwelling exceeding 17.00m in depth
WHEREAS a minimum east side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in depth;
- Section 6(3) Part II 3.B(II), By-law No. 438-86**
Proposed west side yard setback of 0.91m for the 1.29m portion of the dwelling exceeding 17.00m in depth
WHEREAS a minimum west side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in depth;
- Section 6(3) Part II 3.B(II), By-law No. 438-86**
Proposed east side yard setback of 2.50m for the 3.42m portion of the dwelling (rear deck) exceeding 17.00m in depth

WHEREAS a minimum east side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in depth; and

6. Section 6(3) Part II 3.B(II), By-law No. 438-86

Proposed west side yard setback of 0.91m for the 3.42m portion of the dwelling (rear deck) exceeding 17.00m in depth

WHEREAS a minimum west side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in depth.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

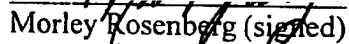
It is the decision of the Committee of Adjustment to NOT approve this variance application for the following reasons:

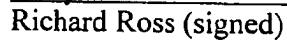
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

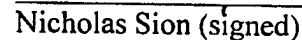
SIGNATURE PAGE

File Number: A449/13NY
Owner: GREGORY EDWARD BROWN
Agent: RUBINOFF DESIGN GROUP
Property Address: WEST 7.62M OF
92 BRIAR HILL AVE
(PART 1)
Legal Description: PLAN M25 PT LOT 20

Zoning: R1S Z0.60 [ZZC]
Ward: Eglinton-Lawrence (16)
Community: Toronto

 Morley Rosenberg (signed)


 Richard Ross (signed)

 Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, August 8, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, August 20, 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.



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

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

File Copy.

Wednesday, July 31, 2013

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

File Number:	A450/13NY	Zoning:	R1S Z0.60 [ZZC]
Owner(s):	GREGORY EDWARD BROWN	Ward:	Eglinton-Lawrence (16)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	EAST 7.62M OF 92 BRIAR HILL AVE (PART 2)	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 20		

Notice was given and a Public Hearing was held on Wednesday, July 31, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with an integral, at-grade garage. The existing dwelling would be demolished.

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

- Section 6(3) Part I 1, By-law No. 438-86**
Proposed G.F.A. (Gross Floor Area) of 0.91 times the lot area
WHEREAS a maximum G.F.A. of 0.60 times the lot area is permitted;
- Section 6(3) Part II 3.B(II), By-law No. 438-86**
Proposed west side yard setback of 0.45m for the portion of the dwelling not exceeding 17.00m in depth
WHEREAS a minimum west side yard setback of 0.90m is required for the portion of the dwelling not exceeding 17.00m in depth;
- Section 6(3) Part II 3.B(II), By-law No. 438-86**
Proposed east side yard setback of 0.91m for the 1.29m portion of the dwelling exceeding 17.00m in depth
WHEREAS a minimum east side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in depth;
- Section 6(3) Part II 3.B(II), By-law No. 438-86**
Proposed west side yard setback of 0.45m for the 1.29m portion of the dwelling exceeding 17.00m in depth
WHEREAS a minimum west side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in depth;
- Section 6(3) Part II 3.B(II), By-law No. 438-86**
Proposed east side yard setback of 0.91m for the 3.42m portion of the dwelling (rear deck) exceeding 17.00m in depth

WHEREAS a minimum east side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in depth; and

6. Section 6(3) Part II 3.B(II), By-law No. 438-86

Proposed west side yard setback of 2.50m for the 3.42m portion of the dwelling (rear deck) exceeding 17.00m in depth

WHEREAS a minimum west side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in depth.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

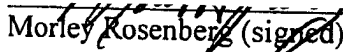
The Minor Variance Application is Refused

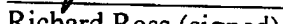
It is the decision of the Committee of Adjustment to NOT approve this variance application for the following reasons:

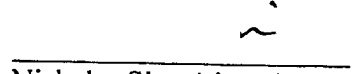
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number:	A450/13NY	Zoning:	R1S Z0.60 [ZZC]
Owner:	GREGORY EDWARD BROWN	Ward:	Eglinton-Lawrence (16)
Agent:	RUBINOFF DESIGN GROUP	Community:	Toronto
Property Address:	EAST 7.62M OF 92 BRIAR HILL AVE (PART 2)		
Legal Description:	PLAN M25 PT LOT 20		


Morley Rosenberg (signed)



Richard Ross (signed)


Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, August 8, 2013

~~LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, August 20, 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.