



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

Committee of Adjustment
Toronto and East York District

100 Queen Street West
Toronto Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	B0044/13TEY	Zoning	R1C (ZZC)
Owner:	GEORGE SKOUBOURIS	Ward:	Beaches-East York (31)
Agent:	TREVOR GAIN		
Property Address:	325 WESTLAKE AVE	Community:	East York
Legal Description:	PLAN 1770 LOT 493		

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

THE CONSENT REQUESTED:

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

Retained – Part 2

325 Westlake Avenue

The lot frontage is 8.05 m and the lot area is 204.63 m². The existing one-storey single family detached dwelling will be maintained on the reduced lot and will require variances to the Zoning By-law, as outlined in Application A0429/13TEY.

Conveyed- Part 1

Address to be assigned (Westlake Crescent)

The lot frontage is 15.87 m and the lot area is 284.61 m². A new two-storey single family detached dwelling will be constructed on the lot and will require variances to the Zoning By-law, as outlined in Application 0430/13TEY.

Applications B0044/13TEY, A0429/13TEY and A0430/13TEY were 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.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

SIGNATURE PAGE

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Gillian Burton

David Pond

Yim Chan

DISSENTED

John Tassiopoulos

DATE DECISION MAILED ON: **Tuesday, August 6, 2013**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, August 26, 2013**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East 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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NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0430/13TEY	Zoning	R1C (ZZC)
Owner:	GEORGE SKOUBOURIS	Ward:	Beaches-East York (31)
Agent:	TREVOR GAIN	Community:	East York
Property Address:	325 WESTLAKE AVE (PART 1)		
Legal Description:	PLAN 1770 LOT 493		

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 maintain the existing one-storey single family detached dwelling located on the reduced lot.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- Section 7.4.3, By-law 6752**
The maximum permitted lot coverage is 35% (71.62 m²) of the lot area.
The existing one-storey dwelling will have a lot coverage of 38.8% (79.40 m²) of the lot area.
- Section 7.4.3, By-law 6752**
The minimum required rear yard setback is 9.0 m.
The existing one-storey dwelling will have a rear yard setback of 4.90 m to the north lot line.
- Section 7.5.3, By-law 6752**
A minimum of one parking space is required to be provided on site.
In this case, no parking will be provided on site.

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:	A0430/13TEY	Zoning	R1C (ZZC)
Owner:	GEORGE SKOUBOURIS	Ward:	Beaches-East York (31)
Agent:	TREVOR GAIN	Community:	East York
Property Address:	325 WESTLAKE AVE (PART 1)		
Legal Description:	PLAN 1770 LOT 493		

Gillian Burton

David Pond

Yim Chan

DISSENTED

John Tassiopoulos

DATE DECISION MAILED ON: **Tuesday, August 6, 2013**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, August 20, 2013**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East York Panel

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

File Number:	A0429/13TEY	Zoning	R1C (ZZC)
Owner:	GEORGE SKOUBOURIS	Ward:	Beaches-East York (31)
Agent:	TREVOR GAIN		
Property Address:	325 WESTLAKE AVE (PART 2)	Community:	East York
Legal Description:	PLAN 1770 LOT 493		

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 single family detached dwelling on the newly created lot.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- Section 7.4.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The new two-storey dwelling will have a front yard setback of 4.56 m to the north lot line.
- Section 7.4.3, By-law 6752**
The minimum required rear yard setback is 9.0 m.
The new two-storey dwelling will have a rear yard setback of 5.85 m to the south lot line.

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.

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