

CITY OF TORONTO
COUNCILLOR FILION
or OCCUPANT
NORTH YORK CIVIC CENTRE
5100 YONGE ST
TORONTO ON

Wednesday, January 22, 2014

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

File Number:	B062/13NY	Zoning:	R4 and RD
Owner(s):	YALDA RAHMANI SEIFI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	291 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 PT LOT 85		

Notice was given and the application considered on Wednesday, January 22, 2014, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever a portion of the land to create an undersized lot, and for the purpose of a lot addition to create a new lot.

RETAINED - Part 4

Address to be assigned

The lot frontage is 10.16m and the lot area is 408.84 m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A768/13NY.

CONVEYED - Part 3

Address to be assigned

The lot frontage is 5.08m and the lot area is 204.37 m². Part 3 will be added to Part 2, being severed under consent application number B063/13NY (lands to the east) to create a new building lot between 289 and 291 Hounslow Ave.

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.

COLNISTON AVENUE

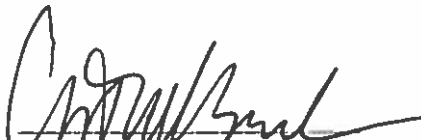


INDUSTRIAL SITE


1005510 N 675 180

SIGNATURE PAGE

File Number:	B062/13NY	Zoning:	R4 and RD
Owner(s):	YALDA RAHMANI SEIFI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	291 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 PT LOT 85		


Astra Burka (signed)


Isaac Lallouz (signed)



Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, January 30, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, February 19, 2014

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.

Wednesday, January 22, 2014

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

File Number:	A768/13NY	Zoning:	R4 and RD
Owner(s):	YALDA RAHMANI SEIFI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	291 HOUNSLOW AVE (PART 4)	Community:	North York
Legal Description:	PLAN 2057 PT LOT 85		

Notice was given and a Public Hearing was held on Wednesday, January 22, 2014, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- Section 10.20.30.10(1), By-law No. 569-2013**
The minimum required lot area is 550m².
The proposed lot area is 408.84m².
- Section 10.20.30.20(1), By-law No. 569-2013**
The minimum required lot frontage is 15m.
The proposed lot frontage is 10.16m.
- Section 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- Section 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted height of the first floor above established grade is 1.2m.
The proposed height of the first floor above established grade is 1.32m.
- Section 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.5m where the required minimum lot frontage is 15.0m to less than 18.0m.
Proposed west side yard setback is 1.22m.

6. **Section 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.5m where the required minimum lot frontage is 15.0m to less than 18.0m.
Proposed east side yard setback is 0.91m.
7. **Section 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 9.56m.
8. **Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15m.
The proposed lot frontage is 10.16m.
9. **Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 408.84m².
10. **Section 13.2.3(b), By-law No. 7625**
The minimum required east side yard setback is 1.5m.
The proposed east side yard setback is 0.91m.
11. **Section 13.2.3(b), By-law No. 7625**
The minimum required west side yard setback is 1.5m.
The proposed west side yard setback is 1.22m.
12. **Section 13.2.4), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
13. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.
14. **Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed.
The minimum required lot width for the zone is 15m.
The proposed lot width is 10.16m.

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:	A768/13NY	Zoning	R4 and RD
Owner:	YALDA RAHMANI SEIFI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Community:	North York
Property Address:	291 HOUNSLOW AVE (PART 4)		
Legal Description:	PLAN 2057 PT LOT 85		



Astra Burka (signed)



Isaac Lallouz (signed)

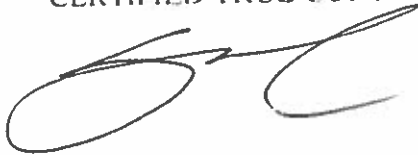



Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, January 30, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, February 11, 2014

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.

Wednesday, January 22, 2014

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

File Number:	B063/13NY	Zoning:	R4 and RD
Owner(s):	AVA MOSHAVER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Community:	North York
Property Address:	289 HOUNSLOW AVE		
Legal Description:	PLAN 2057 PT LOT 85		

Notice was given and the application considered on Wednesday, January 22, 2014, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever a portion of the land to create an undersized lot, and for the purpose of a lot addition to create a new lot.

RETAINED - Part 1

Address to be assigned

The lot frontage is 10.16m and the lot area is 408.84 m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A766/13NY.

CONVEYED - Part 2

Address to be assigned

The lot frontage is 5.08m and the lot area is 204.35 m². Part 2 will be added to Part 3, being severed under consent application number B062/13NY (lands to the west) to create a new building lot between 289 and 291 Hounslow Ave.

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.

HOLSTON AVENUE



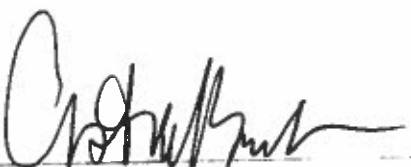
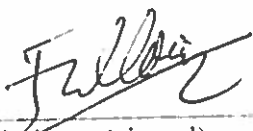

PLAN

EDUCATIONAL BUILDING



SIGNATURE PAGE

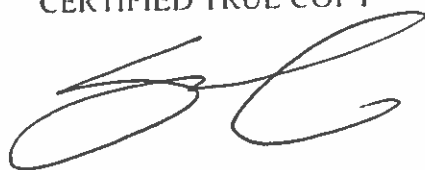
File Number:	B063/13NY	Zoning	R4 and RD
Owner(s):	AVA MOSHAVER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	289 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 PT LOT 85		


Astra Burka (signed)
Isaac Lallouz (signed)
Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, January 30, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, February 19, 2014

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.

Wednesday, January 22, 2014

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

File Number:	A766/13NY	Zoning:	R4 and RD
Owner(s):	AVA MOSHAVER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Community:	North York
Property Address:	289 A HOUNSLOW AVE (PART 1)		
Legal Description:	PLAN 2057 PT LOT 85		

Notice was given and a Public Hearing was held on Wednesday, January 22, 2014, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- Section 10.20.30.10(1), By-law No. 569-2013**
The minimum required lot area is 550m².
The proposed lot area is 408.84m².
- Section 10.20.30.20(1), By-law No. 569-2013**
The minimum required lot frontage is 15m.
The proposed lot frontage is 10.16m.
- Section 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- Section 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted height of the first floor above established grade is 1.2m.
The proposed height of the first floor above established grade is 1.27m.
- Section 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.5m where the required minimum lot frontage is 15.0m to less than 18.0m.
Proposed east side yard setback is 1.22m.
- Section 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.5m where the required minimum lot frontage is 15.0m to less than 18.0m.

Proposed west side yard setback is 0.91m.

7. **Section 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 9.51m.
8. **Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15m.
The proposed lot frontage is 10.16m.
9. **Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 408.84m².
10. **Section 13.2.3(b), By-law No. 7625**
The minimum required west side yard setback is 1.5m.
The proposed west side yard setback is 0.91m.
11. **Section 13.2.3(b), By-law No. 7625**
The minimum required east side yard setback is 1.5m.
The proposed east side yard setback is 1.22m.
12. **Section 13.2.4), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
13. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.
14. **Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed.
The minimum required lot width for the zone is 15m.
The proposed lot width is 10.16m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

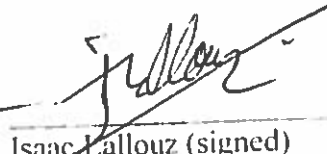
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- 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:	A766/13NY	Zoning	R4 and RD
Owner:	AVA MOSHAVER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Community:	North York
Property Address:	289 A HOUNSLOW AVE (PART 1)		
Legal Description:	PLAN 2057 PT LOT 85		


Astra Burka (signed)


Isaac Lallouz (signed)


Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, January 30, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, February 11, 2014

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.

Wednesday, January 22, 2014

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

File Number:	A767/13NY	Zoning:	R4 and RD
Owner(s):	AVA MOSHAVER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	289 B HOUNSLOW AVE (PARTS 2 & 3)	Community:	North York
Legal Description:	PLAN 2057 PT LOT 85		

Notice was given and a Public Hearing was held on Wednesday, January 22, 2014, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling.

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

- Section 10.20.30.10(1), By-law No. 569-2013**
The minimum required lot area is 550m².
The proposed lot area is 408.84m².
- Section 10.20.30.20(1), By-law No. 569-2013**
The minimum required lot frontage is 15m.
The proposed lot frontage is 10.16m.
- Section 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- Section 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted height of the first floor above established grade is 1.2m.
The proposed height of the first floor above established grade is 1.3m.
- Section 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.5m where the required minimum lot frontage is 15.0m to less than 18.0m.
Proposed west side yard setback is 1.22m.

6. **Section 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.5m where the required minimum lot frontage is 15.0m to less than 18.0m.
Proposed east side yard setback is 0.91m.
7. **Section 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 9.53m.
8. **Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15m.
The proposed lot frontage is 10.16m.
9. **Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 408.84m².
10. **Section 13.2.3(b), By-law No. 7625**
The minimum required east side yard setback is 1.5m.
The proposed east side yard setback is 0.91m.
11. **Section 13.2.3(b), By-law No. 7625**
The minimum required west side yard setback is 1.5m.
The proposed west side yard setback is 1.22m.
12. **Section 13.2.4), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
13. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.1m.
14. **Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed.
The minimum required lot width for the zone is 15m.
The proposed lot width is 10.16m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

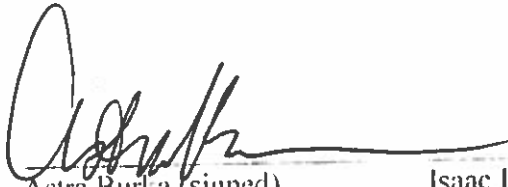
The Minor Variance Application is Refused

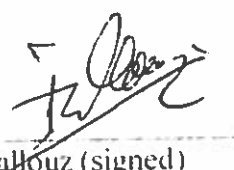
It is the decision of the Committee of Adjustment to NOT approve this variance application for the following reasons:

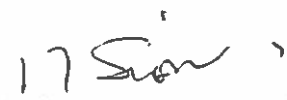
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number:	A767/13NY	Zoning	R4 and RD
Owner:	AVA MOSHAVER	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Community:	North York
Property Address:	289 B HOUNSLOW AVE (PARTS 2 & 3)		
Legal Description:	PLAN 2057 PT LOT 85		


Astra Burka (signed)

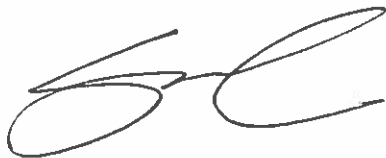

Isaac Lallouz (signed)


Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, January 30, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, February 11, 2014

CERTIFIED TRUE COPY



for

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.