

2. 2a & 2b

Mailed on/before: Wednesday, February 19, 2014

PUBLIC HEARING NOTICE
CONSENT
(Section 53 of the Planning Act)

MEETING DATE AND TIME: Wednesday, March 5, 2014 at 10:00 a.m.

LOCATION: Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number:	B076/13NY	Zoning	R4/RD (f15.0; a550) (x5) [ZZC]
Owner(s):	AMIR JORAK FARANGIS TAVANA POUR	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF		
Property Address:	157 CHURCH AVE	Community:	North York
Legal Description:	PLAN 2633 PT LOT 145 LOT 146		

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage is 9.52m and the lot area is 368.53m². A new dwelling with an integral garage will be constructed which will require variances to the Zoning By-law, as outlined in application Number A886/13NY.

Conveyed - Part 2

Address to be assigned

The lot frontage is 9.53m and the lot area is 368.52m². A new dwelling with an integral garage will be constructed which will require variances to the Zoning By-law, as outlined in application Number A885/13NY.

File Numbers B076/13NY, A885/13NY and A886/13NY will be considered jointly.

THE COMMITTEE OF ADJUSTMENT & CONSENTS

The Committee of Adjustment has the authority to grant consent to sever land and for other related property transactions. To approve a consent request, the Committee of Adjustment must have considered the provisions of section 51(24) of *The Planning Act* and be satisfied that a plan of subdivision is not necessary.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

MAKING YOUR VIEWS KNOWN

The notice has been mailed to you, as required by the *Planning Act*, to ensure that, as an interested person, you may make your views known by:

- **Attending the Public Hearing.** Attendant Care Services can be made available with some advance notice.
- **Sending a letter by Mail or Fax.** Information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the Committee to make its decision on this matter. This information will become part of the public record.

If you do not attend the public hearing, or express your views in writing, the Committee may make a decision in your absence, and may recommend changes to the proposal

TO VIEW THE MATERIALS IN THE APPLICATION FILE

To view materials or request copies of application submission free of charge, attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m.

RECEIVING A COPY OF THE COMMITTEE'S DECISION

- The Committee will announce its decision on the application at the Public Hearing.
- To receive a copy of the Decision, fill out the Decision Request Form at our office or at the Public Hearing or write a letter requesting a copy of the Decision and send it to our office.
- If you wish to appeal a Decision of the Committee to the Ontario Municipal Board, you must file your written request for a decision with the Deputy Secretary-Treasurer.
- Be advised that the Ontario Municipal Board may dismiss an appeal of the consent Decision if the person or public body that filed the appeal did not make a submission to the Committee of Adjustment prior to the Decision having been made.

CONTACT

Brenden Clapp, Application Technician

Tel. No.: (416) 395-7134

E-mail: bclapp@toronto.ca

Mailed on/before: Wednesday, February 19, 2014

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

MEETING DATE AND TIME: Wednesday, March 5, 2014 at 10:00 a.m.

LOCATION: Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number:	A885/13NY	Zoning	R4/RD (f15.0; a550) (x5) [ZZC]
Owner(s):	AMIR JORAK FARANGIS TAVANA POUR	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF		
Property Address:	157 CHURCH AVE	Community:	North York
Legal Description:	PLAN 2633 PT LOT 145 LOT 146		

PURPOSE OF THE APPLICATION:

To construct a new dwelling with an integral, at-grade single car garage. 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 550.00m².
The proposed lot area is 368.52m².
- Section 10.20.30.20.(1), By-law No. 569-2013**
The minimum required lot frontage is 15.00m.
The proposed lot frontage is 9.52m.
- Section 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.00% of the lot area.
- Section 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.00m.
The proposed building height is 10.27m.
- Section 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted main wall height is 7.50m.
The proposed east main wall height is 8.55m.

6. **Section 10.5.40.70.(A), By-law No. 569-2013**
The minimum required front yard setback is 8.69m.
The proposed front yard setback is 8.20m.
7. **Section 900.3.10., By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.29m.
8. **Section 900.3.10., By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 0.91m.
9. **Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15.00m.
The proposed lot frontage is 9.52m.
10. **Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550.00m².
The proposed lot area is 368.52m².
11. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.29m.
12. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 0.91m.
13. **Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.00% of the lot area.
14. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.22m.
15. **Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the required lot frontage for the zone in which the building is constructed.

THE COMMITTEE OF ADJUSTMENT & MINOR VARIANCES

The role of the Committee of Adjustment is to provide flexibility in dealing with minor adjustments to zoning by-law requirements. To approve such variances, the Committee must be satisfied that:

- the variance requested is minor;
- the proposal is desirable for the appropriate development or use of the land and/or building;
- the general intent and purpose of the City's Zoning Code and/or By-law are maintained; and
- the general intent and purpose of the Official Plan are maintained.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

MAKING YOUR VIEWS KNOWN

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- **Sending a letter by Mail or Fax.** Information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the Committee to make its decision on this matter. This information will become part of the public record.

If you do not attend the public hearing, or express your views in writing, the Committee may make a decision in your absence, and may recommend changes to the proposal

TO VIEW THE MATERIALS IN THE APPLICATION FILE

Attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. The standard fee will apply to any materials photocopied.

RECEIVING A COPY OF THE COMMITTEE'S DECISION

- The Committee will announce its decision on the application at the Public Hearing.
- To receive a copy of the Decision, fill out the Decision Request Form at our office or at the Public Hearing or write a letter requesting a copy of the Decision and send it to our office.
- If you wish to appeal a Decision of the Committee to the Ontario Municipal Board, you must file your written request for a decision with the Deputy Secretary-Treasurer.

CONTACT

Brenden Clapp, Application Technician
Tel. No.: (416) 395-7134
Email: bclapp@toronto.ca

Mailed on/before: Wednesday, February 19, 2014

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MINOR VARIANCE/PERMISSION
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MEETING DATE AND TIME: Wednesday, March 5, 2014 at 10:00 a.m.

LOCATION: Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number:	A886/13NY	Zoning	R4/RD (f15.0; a550) (x5) [ZZC]
Owner(s):	FARANGIS TAVANA POUR FARANGIS TAVANA POUR	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF		
Property Address:	157 CHURCH AVE	Community:	North York
Legal Description:	PLAN 2633 PT LOT 145 LOT 146		

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The proposed lot area is 368.52m².
- Section 10.20.30.20.(1), By-law No. 569-2013**
The minimum required lot frontage is 15.00m.
The proposed lot frontage is 9.52m.
- Section 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.00% of the lot area.
- Section 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.00m.
The proposed building height is 10.36m.
- Section 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted main wall height is 7.50m.
The proposed east main wall height is 8.64m.

7. **Section 900.3.10., By-law No. 569-2013**
The minimum required side yard setback is 1.80m.
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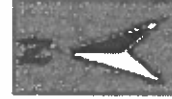
- The Committee will announce its decision on the application at the Public Hearing.
- To receive a copy of the Decision, fill out the Decision Request Form at our office or at the Public Hearing or write a letter requesting a copy of the Decision and send it to our office.
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CONTACT

Brenden Clapp, Application Technician

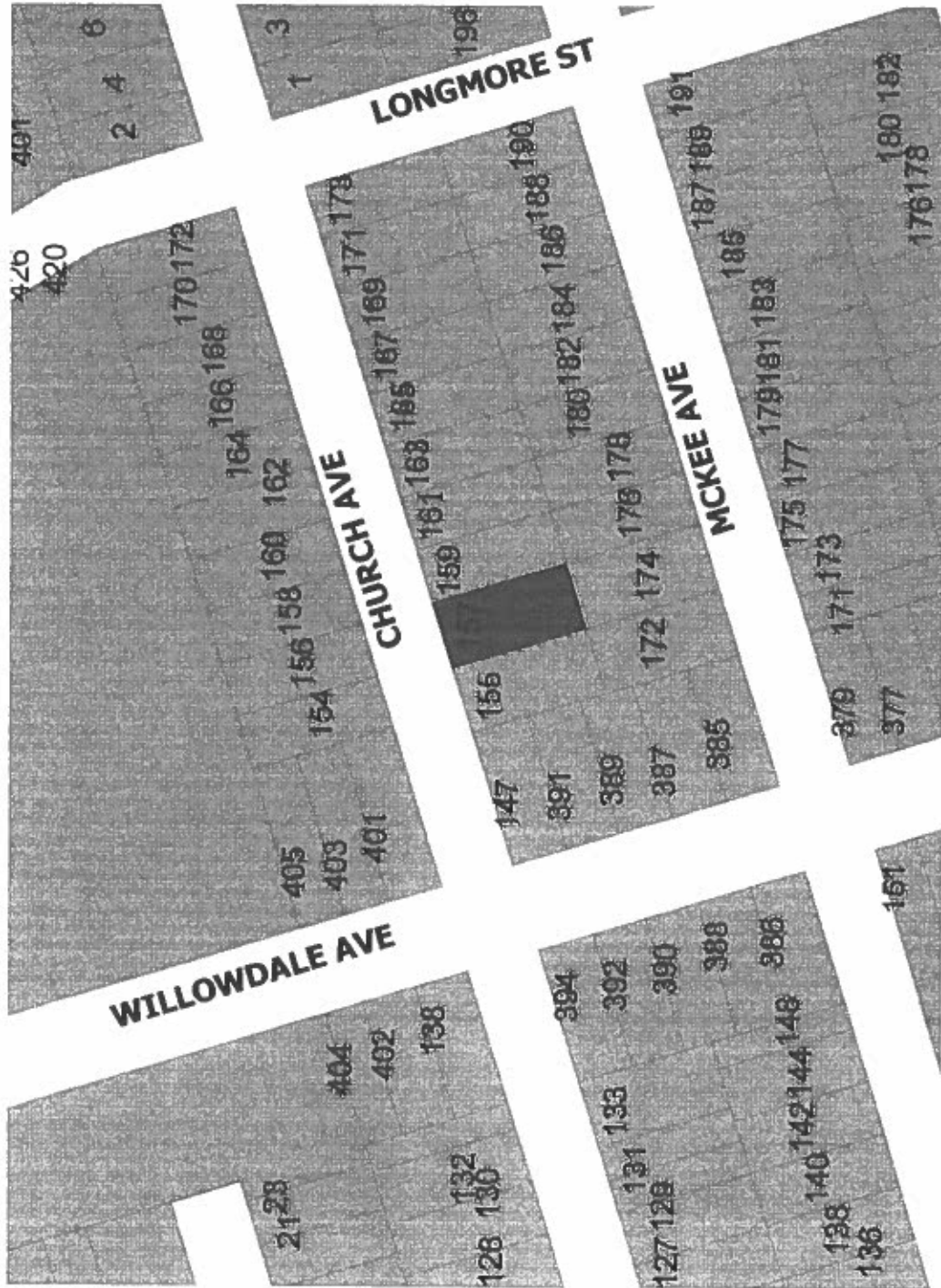
Tel. No.: (416) 395-7134

Email: bclapp@toronto.ca



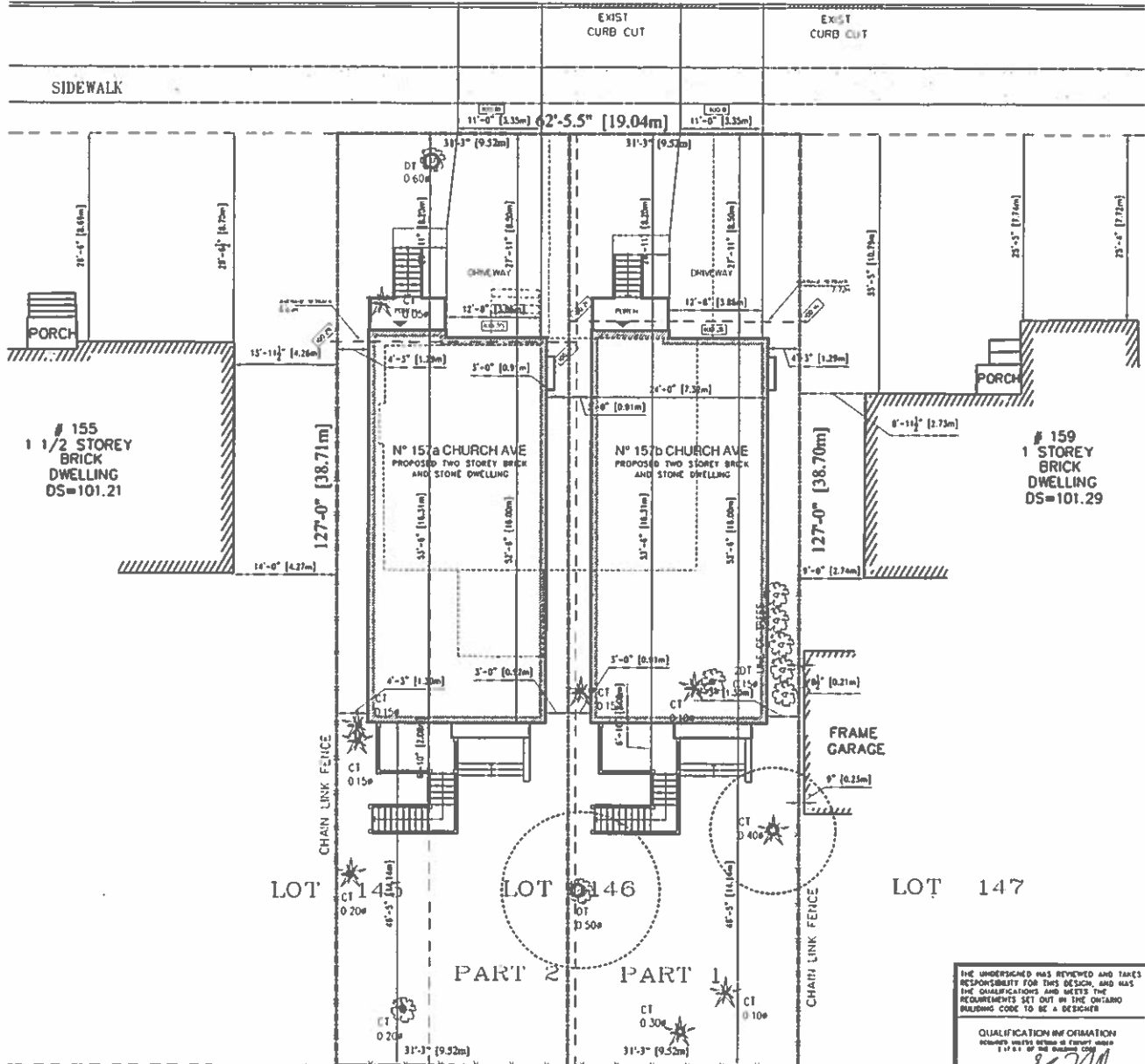
157 CHURCH AVE.

B076/13NY, A885/13NY & A886/13NY



CHURCH AVENUE

(BY REGISTERED PLAN 1633)



REG'D PLAN 2633

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
 DESIGNER'S DESIGN OR EXEMPT UNDER 1.17.01 OF THE BUILDING CODE

DESIGNER'S SIGNATURE: *[Signature]* 22370
 NAME: SIGNATURE BCM/BCDA

REGISTRATION INFORMATION
 REGISTERED UNDER DESIGN AS EXEMPT UNDER 1.17.01 OF THE BUILDING CODE

DESIGNER'S DESIGN GROUP: 22293
 FIRM NAME: BCM/BCDA

157 A CHURCH AVE
 COVERAGE: 1270 SQ.FT. (117.9 SQ.M.) (32%)
 GFA: 2450 SQ.FT. (235.9 SQ.M.)
 SITE AREA: 3966.7 SQ.FT. (368.52 SQ.M.)

157 B CHURCH AVE
 COVERAGE: 1270 SQ.FT. (117.9 SQ.M.) (32%)
 GFA: 2450 SQ.FT. (235.9 SQ.M.)
 SITE AREA: 3966.7 SQ.FT. (368.52 SQ.M.)

Rubinoff Design Group
 3201-A Yonge St. Toronto, Ontario M4N 2K9
 TEL. 416 667-0322 FAX. 416 667-0751 EMAIL info@rubinoffdesign.com

HARD SURFACE CALCULATIONS.

TOTAL FRONT YARD AREA: 856.3 FT² (79.5M²)
 DRIVEWAY AREA: 344.6 FT² (32.0M²)
 TOTAL FRONT YARD EXCLUD. DRIVEWAY: 511.7 FT² (47.5M²)
 PORCH & STAIR WALKWAY AREA: 93.3 FT² (8.6M²)

FRONT YARD HARD SURFACE AREA: 437.9 FT² (40.7M²) 42.9%
 FRONT YARD SOFT LANDSCAPING AREA: 418.4 FT² (38.8M²) 81.7%

HARD SURFACE CALCULATIONS.

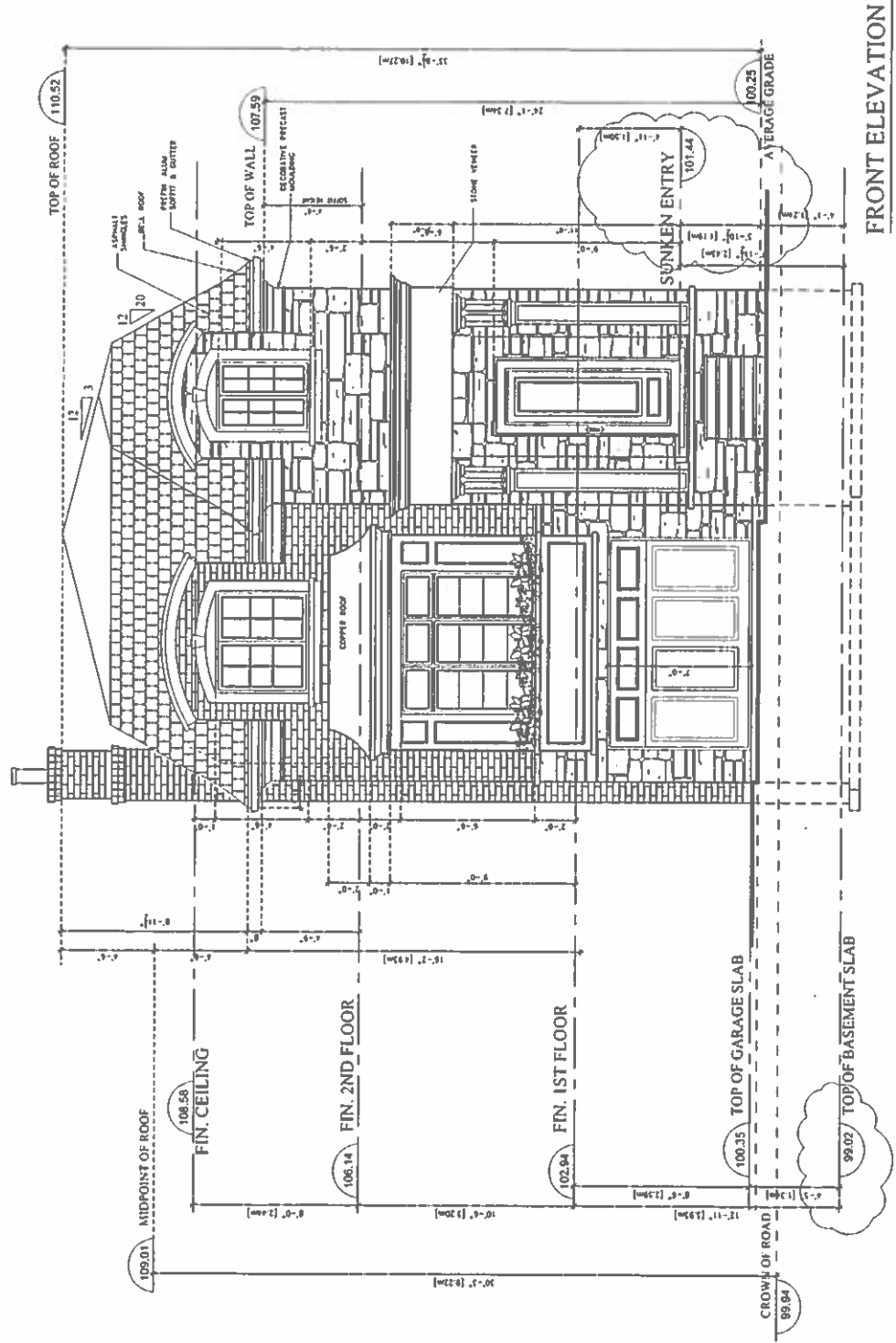
TOTAL FRONT YARD AREA: 856.3 FT² (79.5M²)
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 TOTAL FRONT YARD EXCLUD. DRIVEWAY: 511.7 FT² (47.5M²)
 PORCH & STAIR WALKWAY AREA: 93.3 FT² (8.6M²)

FRONT YARD HARD SURFACE AREA: 437.9 FT² (40.7M²) 42.9%
 FRONT YARD SOFT LANDSCAPING AREA: 418.4 FT² (38.8M²) 81.7%

PROJECT DESIGNER: G.R.	A
DRAWN BY: S.B.	
CHECKED BY:	
DATE: NOV 2013	SCALE 1/16" = 1'-0"
DRAWING NO.	

Rubinfoff Design Group
 3201 - A Yonge Street,
 Toronto, Ontario M4N 2K9
 TEL: 416.977.0227 FAX: 416.977.0251 EMAIL: info@rubinfoff.com

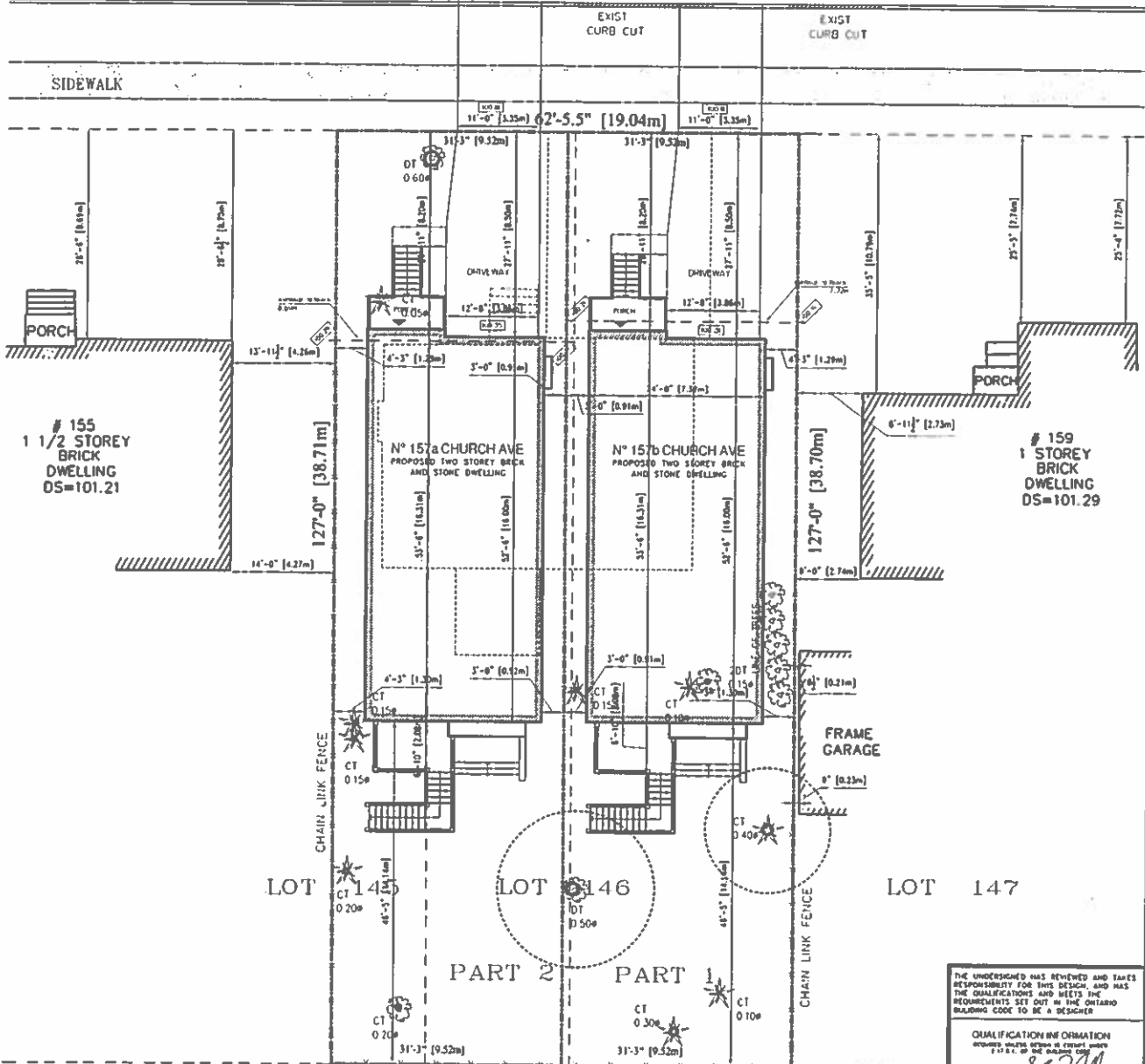
157a CHURCH AVE.
 SCALE: 3/8" = 1'-0" NOV 2013



FRONT ELEVATION
 157a CHURCH AVE

CHURCH AVENUE

(BY REGISTERED PLAN 1633)



REG'D PLAN 2633

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION AND OBTAINMENT OF REGISTRATION AS A DESIGNER UNDER THE REGULATION OF PROFESSIONAL DESIGNERS ACT, R.S.O. 1990, CHAPTER 191

DESIGN SUPPORT: *[Signature]* 22370
NAME: *[Signature]* SIGNATURE: *[Signature]* BCM/BCM

REGISTRATION BY OBTAINMENT OF REGISTRATION AS A DESIGNER UNDER THE REGULATION OF PROFESSIONAL DESIGNERS ACT, R.S.O. 1990, CHAPTER 191

PURSUANT TO THE GROUP: 27293
FIRM NAME: BCM/BCM

157 A CHURCH AVE
 COVERAGE: 1270 SQ.FT. (117.9 SQ.M.) (32%)
 GFA: 2450 SQ.FT. (235.9 SQ.M.)
 SITE AREA: 3966.7 SQ.FT. (368.52 SQ.M.)

157 B CHURCH AVE
 COVERAGE: 1270 SQ.FT. (117.9 SQ.M.) (32%)
 GFA: 2450 SQ.FT. (235.9 SQ.M.)
 SITE AREA: 3966.7 SQ.FT. (368.52 SQ.M.)

® Rubinoff Design Group
 3201-A Yonge St. Toronto, Ontario M4N 2Y0
 TEL. 416.667-0322 FAX 416.667-0751 EMAIL info@rubinoffdesign.com

HARD SURFACE CALCULATIONS:

TOTAL FRONT YARD AREA: 856.3 FT² (79.5M²)
 DRIVEWAY AREA: 344.6 FT² (32.0M²)
 TOTAL FRONT YARD EXCLUD. DRIVEWAY: 511.7 FT² (47.5M²)
 PORCH & STAIR WALKWAY AREA: 93.3 FT² (8.6M²)

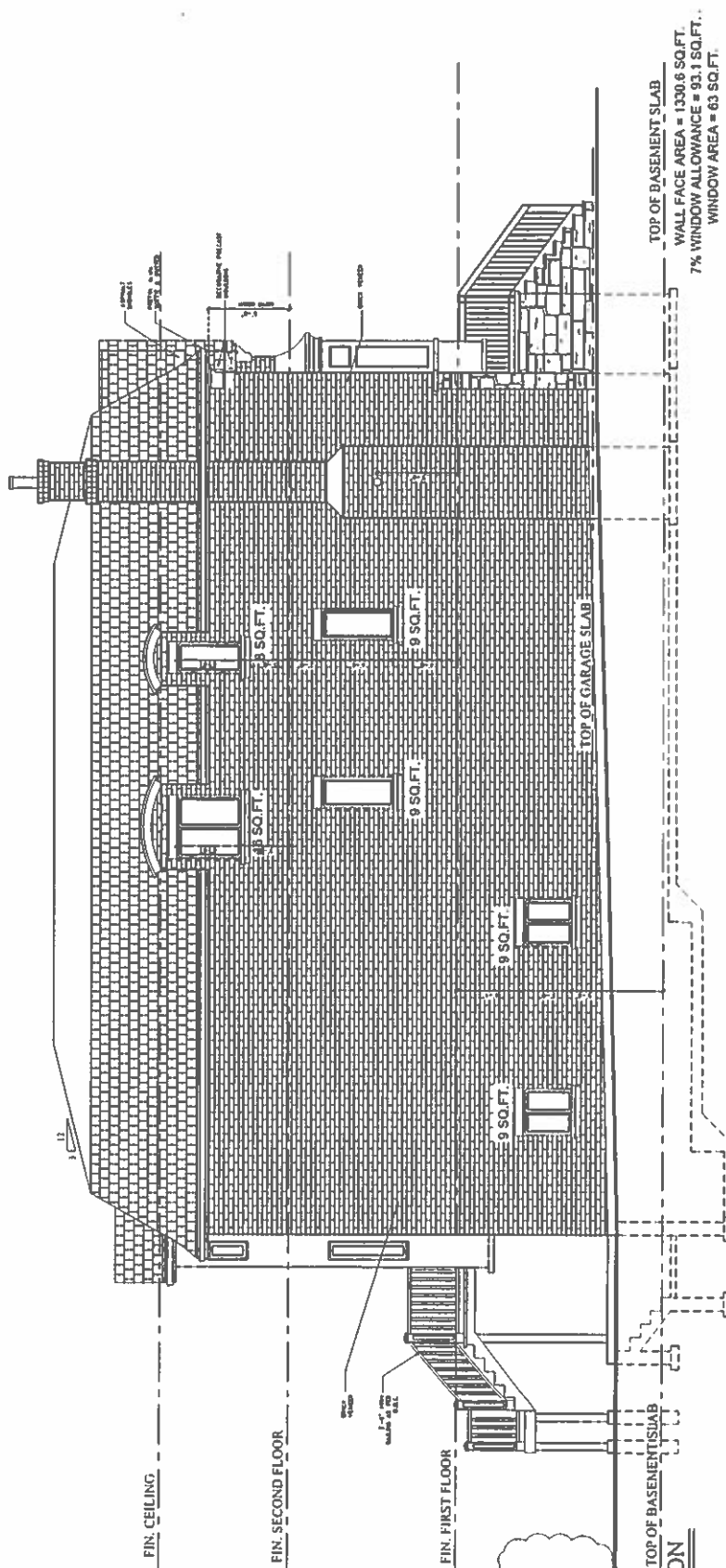
FRONT YARD HARD SURFACE AREA: 437.9 FT² (40.7M²) 42.9%
 FRONT YARD SOFT LANDSCAPING AREA: 418.4 FT² (38.8M²) 81.7%

HARD SURFACE CALCULATIONS:

TOTAL FRONT YARD AREA: 856.3 FT² (79.5M²)
 DRIVEWAY AREA: 344.6 FT² (32.0M²)
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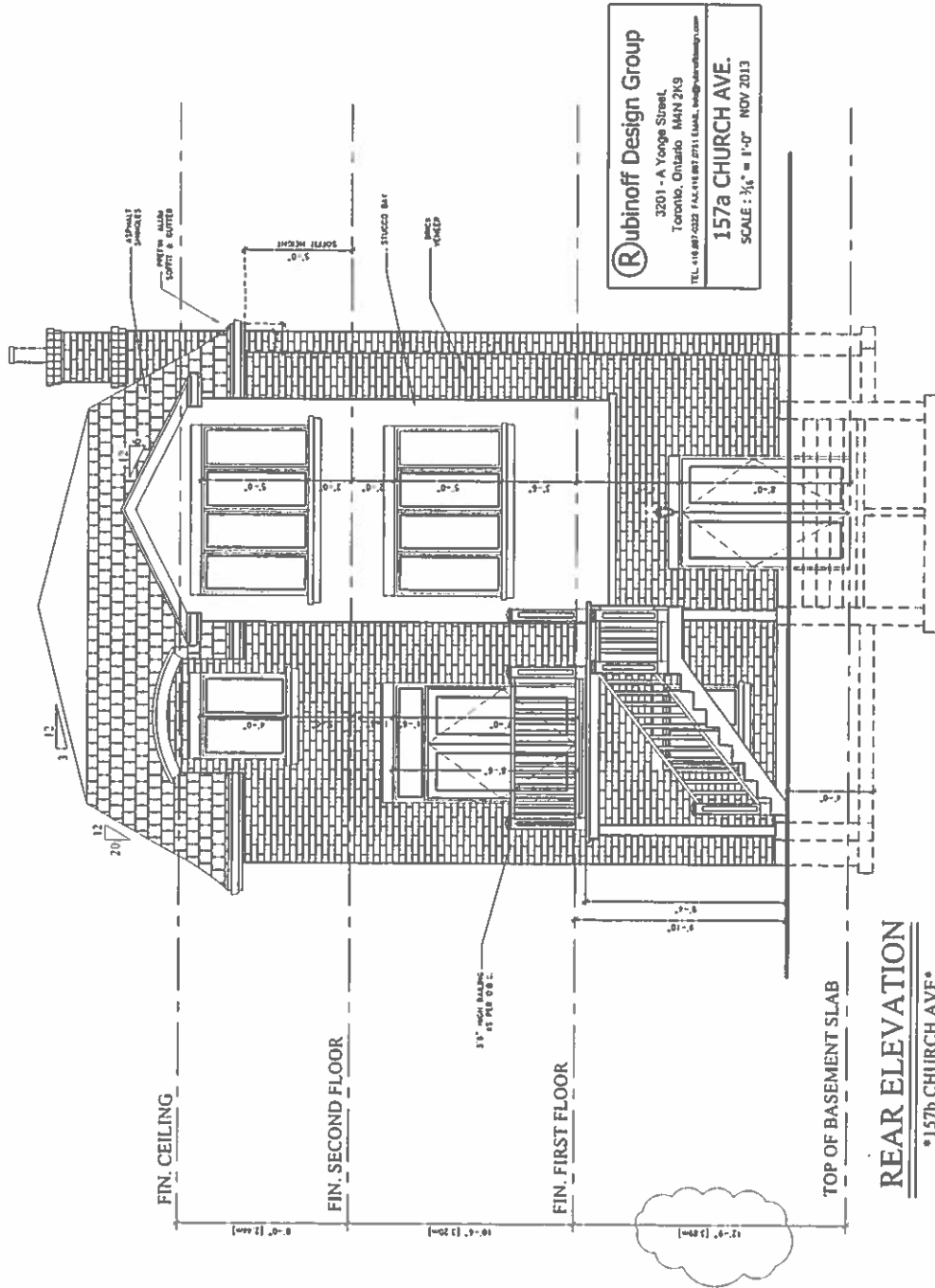
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PROJECT DESIGNER: G.R.	DATE: NOV 2013	A
DRAWN BY: S.B.		
CHECKED BY:	SCALE: 1/16" = 1'-0"	



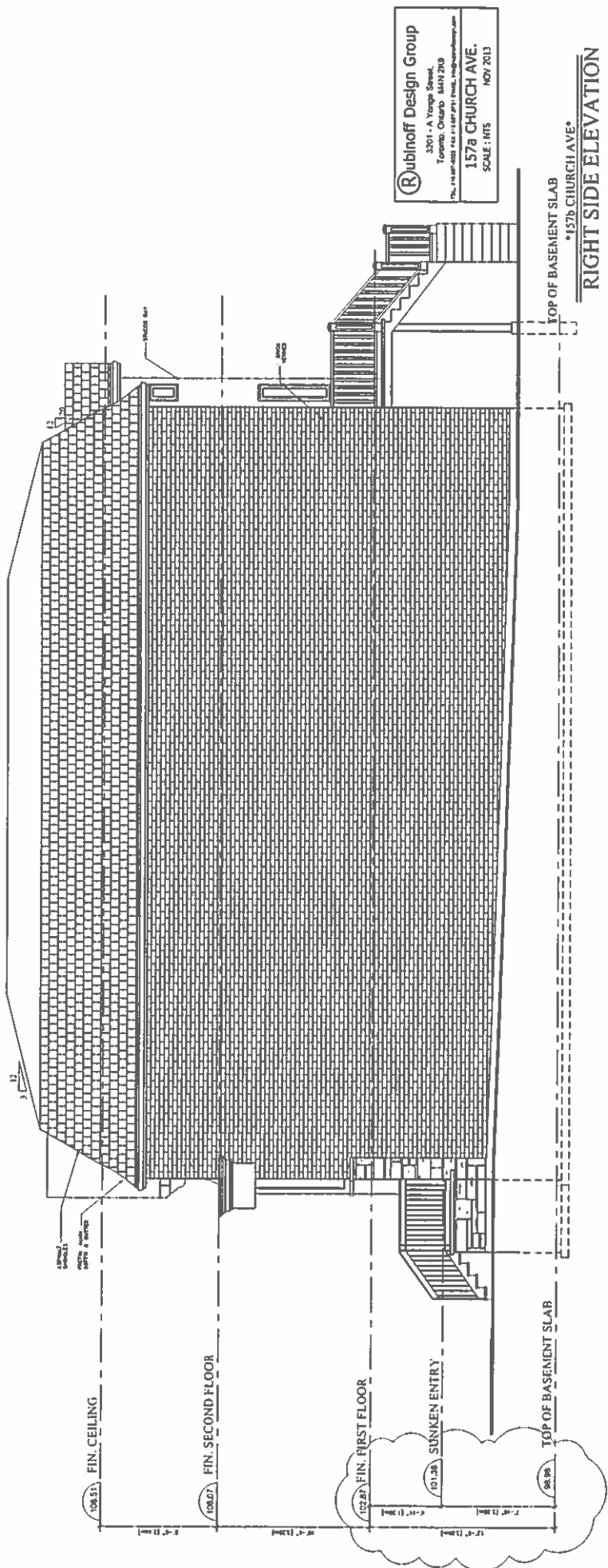
Rubinoff Design Group
 3301 - A Yonge Street,
 Toronto, Ontario M4N 2G9
 Tel: 416 927-7421 Fax: 416 927-1344 <http://www.rubinoff.com>
157a CHURCH AVE.
 SCALE: NTS NOV 2013

LEFT SIDE ELEVATION
 • 157b CHURCH AVE •



Rubinoff Design Group
 3201 - A Yonge Street,
 Toronto, Ontario M4N 2K9
 TEL: 416.977.0222 FAX: 416.977.2711 EMAIL: info@rubinoff.com
157a CHURCH AVE.
 SCALE: 3/16" = 1'-0" NOV 2013

REAR ELEVATION
 157b CHURCH AVE



Rubloff Design Group
 13201 - A Young Street
 Toledo, Ohio 44015
 Tel: 419-887-2283 Fax: 419-887-2071 Email: info@rubloff.com
1578 CHURCH AVE.
 SCALE: NTS
 NOV 2013

TOP OF BASEMENT SLAB
 • 1578 CHURCH AVE •
RIGHT SIDE ELEVATION

FIN. CEILING
100.51

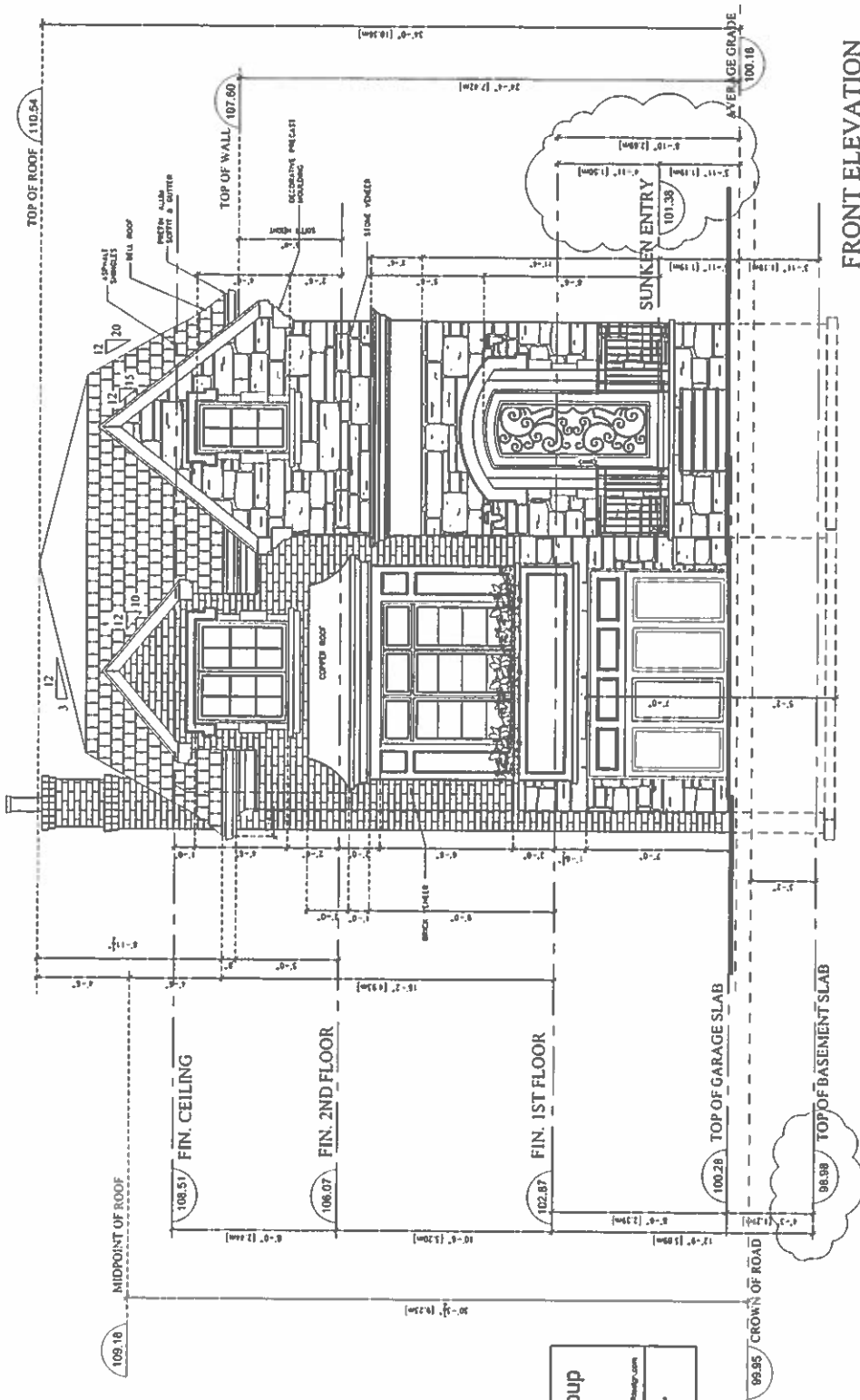
FIN. SECOND FLOOR
100.07

FIN. FIRST FLOOR
102.87

SUNKEN ENTRY
101.28

TOP OF BASEMENT SLAB
98.98

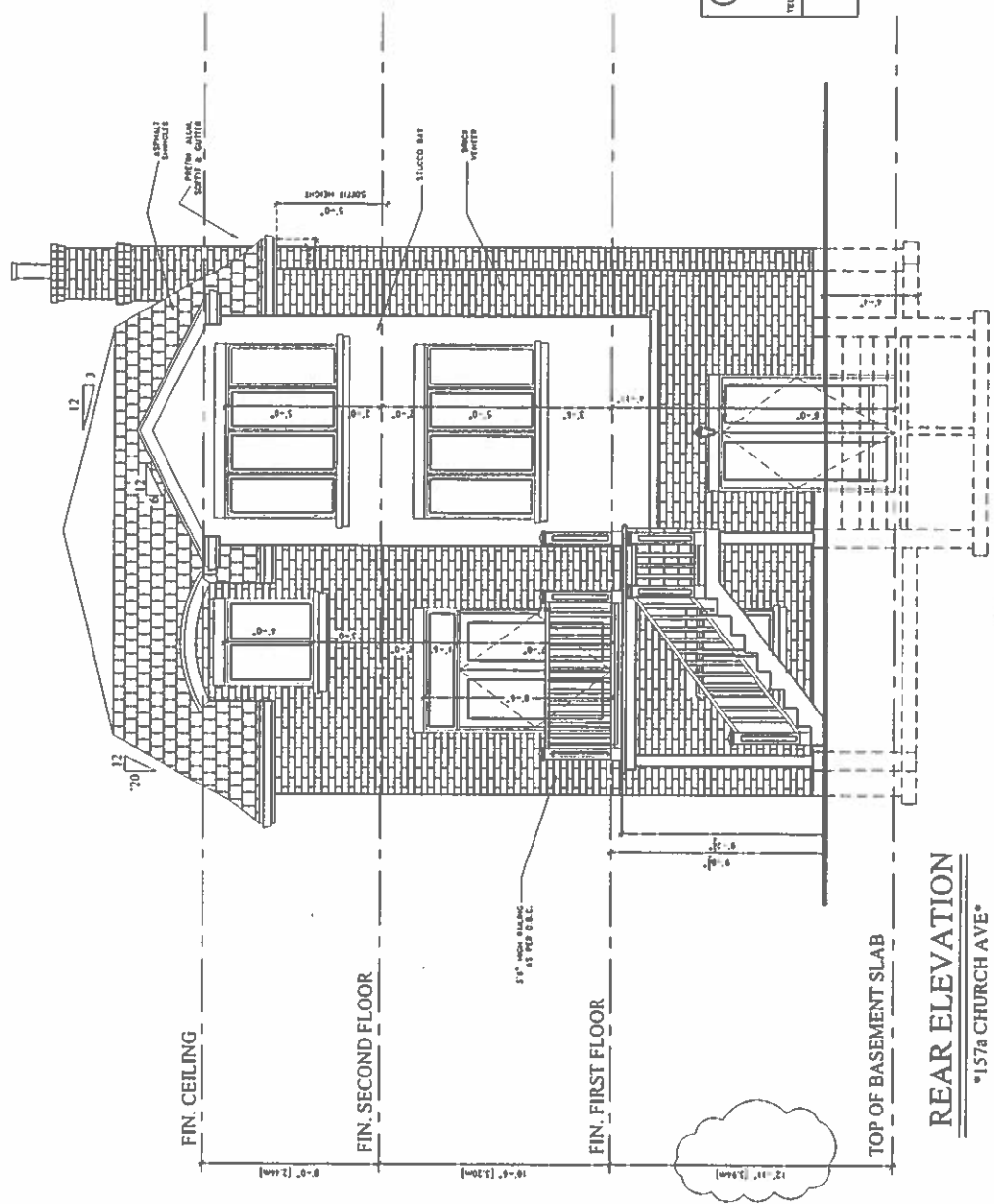
0'-0" (0.00m)
 10'-0" (3.05m)
 17'-0" (5.18m)
 7'-0" (2.13m)
 6'-11" (2.11m)



FRONT ELEVATION
 •157b CHURCH AVE•

Rubinfoff Design Group
 3201 - A Yonge Street,
 Toronto, Ontario M4N 2K9
 TEL: 416.977.0222 FAX: 416.977.2751 EMAIL: info@rubinfoff.com
157a CHURCH AVE.
 SCALE: 3/8" = 1'-0" NOV 2013

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REAR ELEVATION
 •157a CHURCH AVE•

