

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

Wednesday, March 5, 2014

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

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		

Notice was given and the application considered on Wednesday, March 5, 2014, as required by the Planning Act.

**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 368.53m<sup>2</sup>. 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 368.52m<sup>2</sup>. 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.

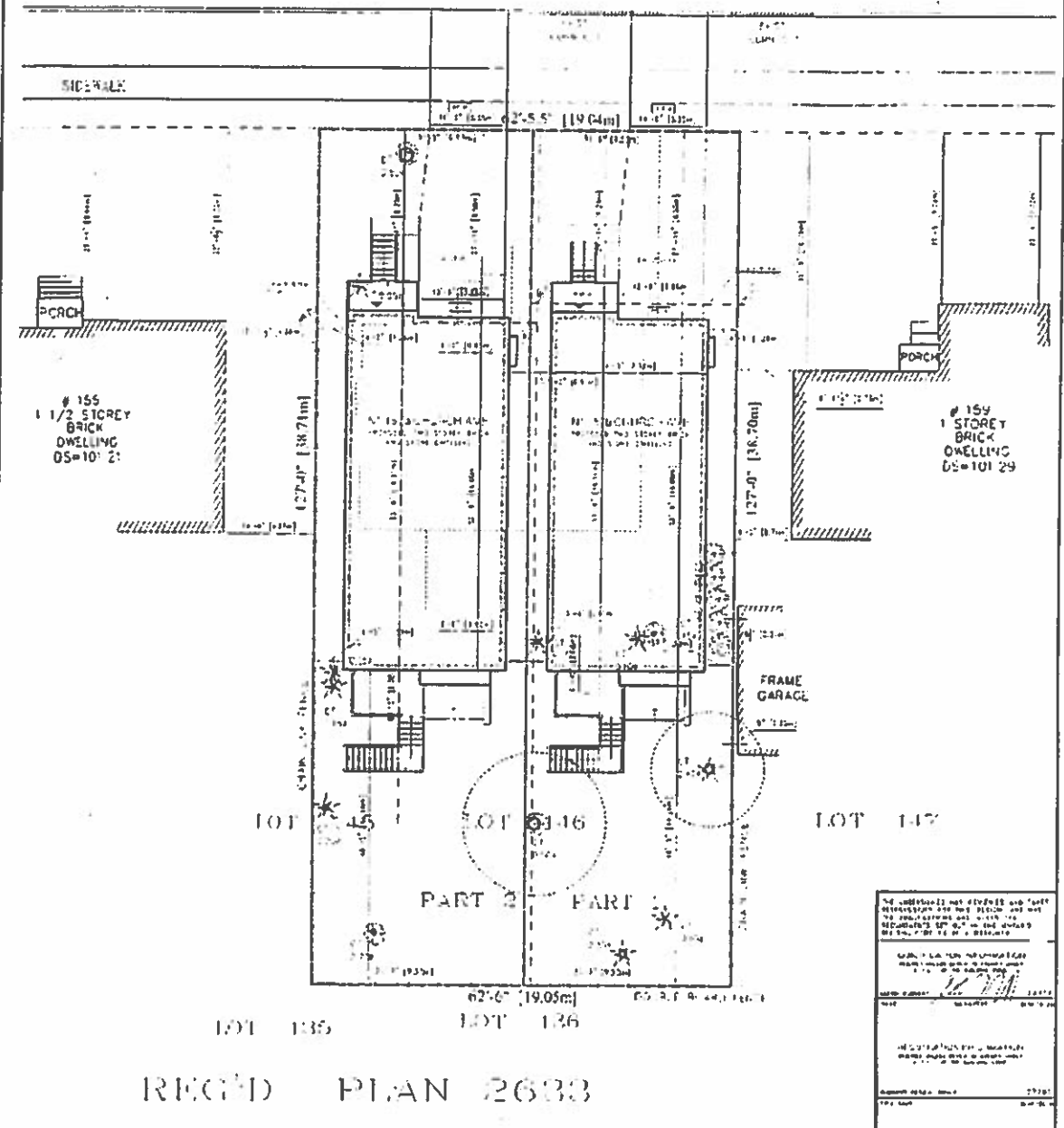
**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:****The Consent Application is Refused**

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 is premature.
- 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.

# CHURCH AVENUE

(BY REGISTERED PLAN 1633)



REG'D PLAN 2633

NO. 155 1 1/2 STOREY BRICK DWELLING DS=101 21  
 NO. 159 1 STOREY BRICK DWELLING DS=101 29

<p>157 A CHURCH AVE                  COVERAGE 1270 SQ FT (117.9 SQ M) (32%)                  GFA 2459 SQ FT (226.9 SQ M)                  SITE AREA 3966 7 SQ FT (366.52 SQ M)</p>	<p>157 E CHURCH AVE                  COVERAGE 1270 SQ FT (117.9 SQ M) (32%)                  GFA 2459 SQ FT (226.9 SQ M)                  SITE AREA 3966 7 SQ FT (366.52 SQ M)</p>	<p><b>ubisoft Design Group</b>                  11111 157th Ave, Richmond, BC V6V 2E9                  TEL: 604-273-1111 FAX: 604-273-1112</p>	
<p>HAND SURFACE CALCULATIONS                  TOTAL FRONT YARD AREA 300.0 SQ FT (27.9 SQ M)                  TOTAL FRONT YARD AREA 300.0 SQ FT (27.9 SQ M)                  TOTAL FRONT YARD AREA 300.0 SQ FT (27.9 SQ M)</p>	<p>HAND SURFACE CALCULATIONS                  TOTAL FRONT YARD AREA 300.0 SQ FT (27.9 SQ M)                  TOTAL FRONT YARD AREA 300.0 SQ FT (27.9 SQ M)                  TOTAL FRONT YARD AREA 300.0 SQ FT (27.9 SQ M)</p>	<p>PROJECT REGISTERED                  G.R.                  S.B.                  NOV 2013                  SCALE 1/16" = 1'-0"</p>	<p>G.P. NO.                  A</p>



Wednesday, March 5, 2014

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

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 PART 2	Community:	North York
Legal Description:	PLAN 2633 PT LOT 145 LOT 146		

Notice was given and a Public Hearing was held on Wednesday, March 5, 2014, as required by the Planning Act.

**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 550.00m<sup>2</sup>.  
The proposed lot area is 368.52m<sup>2</sup>.
- 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.
- 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 550.00m<sup>2</sup>.  
The proposed lot area is 368.52m<sup>2</sup>.
  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.

**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: A885/13NY Zoning R4/RD (f15.0; a550) (x5)  
[ZZC]  
Owner: AMIR JORAK Ward: Willowdale (23)  
FARANGIS TAVANA POUR  
Agent: GLENN RUBINOFF  
Property Address: 157 CHURCH AVE PART 2 Community: North York  
Legal Description: PLAN 2633 PT LOT 145 LOT 146

  
Astra Burka (signed)

  
Isaac Lallouz (signed)

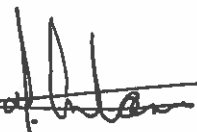
  
Nicholas Sion (signed)

  
Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, March 13, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, March 25, 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](http://www.omb.gov.on.ca).

Wednesday, March 5, 2014

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

File Number:	A886/13NY	Zoning	R4/RD (F15.0; a550) (x5) [ZCC]
Owner(s):	FARANGIS TAVANA POUR FARANGIS TAVANA POUR	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF		
Property Address:	157 CHURCH AVE PART 1	Community:	North York
Legal Description:	PLAN 2633 PT LOT 145 LOT 146		

Notice was given and a Public Hearing was held on Wednesday, March 5, 2014, as required by the Planning Act.

**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 550.00m<sup>2</sup>.  
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- Section 10.20.30.20.(1), By-law No. 569-2013**  
The minimum required lot frontage is 15.00m.  
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- 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.
- 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 0.91m.

**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 1.29m.

**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 550.00m<sup>2</sup>.  
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The minimum required side yard setback is 1.80m.  
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**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 9.23m.

**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.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Refused**


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- 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.
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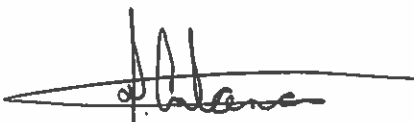
  
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