

Wednesday, March 19, 2014

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

File Number:	A741/13NY	Zoning	R3 and RD
Owner(s):	ABOOHAMID EHSANI- ARMAKI	Ward:	Don Valley West (25)
Agent:	NARGES EHSANI-ARMAKI PETER HIGGINS ARCHITECT INC		
Property Address:	<b>NORTH 26.53M OF 28 HEDGEWOOD RD (PART 1)</b>	Community:	North York
Legal Description:	PLAN 1750 LOT 77 TO 78 PT BEECHWOOD AVE RP 64R13347 PART 1 RP 66R18479 PART 1		

Notice was given and a Public Hearing was held on Wednesday, March 19, 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 10.5.100, By-law No. 569-2013**  
The maximum permitted driveway width is 9.0m.  
The proposed driveway width is 9.5m.
- Section 10.10.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 6.0m.  
The proposed front yard setback is 4.95m.
- Section 10.5.80.40(1), By-law No. 569-2013**  
For a lot with a detached house or a semi-detached house and a minimum required lot frontage is less than 24.0m, the maximum combined width of all vehicle entrances through the front main wall of the residential building is 6.0m.  
The proposed combined width of all vehicle entrances through the front main wall is 9.75m.
- Section 12.6, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 34.8% of the lot area.

5. **Section 12.4, By-law No. 7625**  
The minimum required front yard setback is 5.25m for a key lot.  
The proposed front yard setback is 4.95m.
6. **Section 6A(5)a, By-law No. 7625**  
The maximum permitted driveway width is 9m.  
The proposed driveway width is 9.5m.

**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: A741/13NY Zoning R3 and RD  
Owner: ABOOHAMID EHSANI- ARMAKI Ward: Don Valley West (25)  
Agent: NARGES EHSANI-ARMAKI  
PETER HIGGINS ARCHITECT  
INC  
Property Address: **NORTH 26.53M OF** Community: North York  
**28 HEDGEWOOD RD**  
**(PART 1)**  
Legal Description: PLAN 1750 LOT 77 TO 78 PT BEECHWOOD AVE RP 64R13347 PART 1 RP  
66R18479 PART 1

\_\_\_\_\_  
Richard Ross (signed)

\_\_\_\_\_  
Isaac Lallouz (signed)

\_\_\_\_\_  
Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, March 27, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 8, 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 19, 2014

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

File Number:	A742/13NY	Zoning:	R3 and RD
Owner(s):	ABOOHAMID EHSANI- ARMAKI NARGES EHSANI-ARMAKI	Ward:	Don Valley West (25)
Agent:	PETER HIGGINS ARCHITECT INC		
Property Address:	<b>SOUTH 26.53M OF 28 HEDGEWOOD RD (PART 2)</b>	Community:	North York
Legal Description:	PLAN 1750 LOT 77 TO 78 PT BEECHWOOD AVE RP 64R13347 PART 1 RP 66R18479 PART 1		

Notice was given and a Public Hearing was held on Wednesday, March 19, 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 10.10.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 6.22m.  
The proposed front yard setback is 6.00m.
- Section 10.5.80.40(1), By-law No. 569-2013**  
For a lot with a detached house or a semi-detached house and a minimum required lot frontage is less than 24.0m, the maximum combined width of all vehicle entrances through the front main wall of the residential building is 6.0m.  
The proposed combined width of all vehicle entrances through the front main wall is 6.3m.
- Section 12.6, By-law No. 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The proposed lot coverage is 35% of the lot area.
- Section 12.4, By-law No. 7625**  
The minimum required front yard setback is 6.5m.  
The proposed front yard setback is 6.0m.

5. **Section 6A(5)a, By-law No. 7625**  
The maximum permitted driveway width is 6m.  
The proposed driveway width is 6.3m.

**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**

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Richard Ross (signed)

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Wednesday, March 19, 2014

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

File Number:	B059/13NY	Zoning	R3 and RD
Owner(s):	ABOOHAMID EHSANI- ARMAKI NARGES EHSANI-ARMAKI	Ward:	Don Valley West (25)
Agent:	PETER HIGGINS ARCHITECT INC		
Property Address:	<b>28 HEDGEWOOD RD</b>	Community:	North York
Legal Description:	PLAN 1750 LOT 77 TO 78 PT BEECHWOOD AVE RP 64R13347 PART 1 RP 66R18479 PART 1		

Notice was given and the application considered on Wednesday, March 19, 2014, as required by the Planning Act.

**THE CONSENT REQUESTED:**

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

**RETAINED - Part 1****Address to be assigned**

The lot frontage is 26.53m and the lot area is 869.19m<sup>2</sup>. 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 A761/13NY.

**CONVEYED - Part 2****Address to be assigned**

The lot frontage is 26.53m and the lot area is 869.19m<sup>2</sup>. 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 A742/13NY.

**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 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.

B059/13 NY  
A741/13 NY  
A742/13 NY



LOT 10, CONCESSION 1 EYS

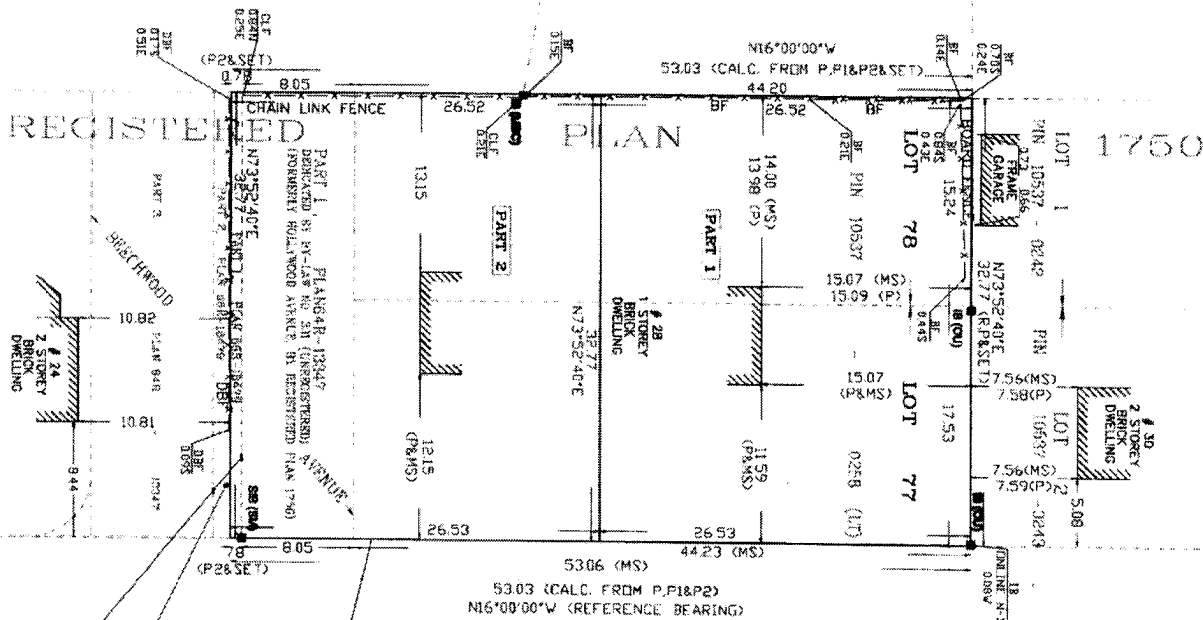
PIN 10537-0110

PIN 10537-0109

PIN 10537 0100

PART 2, PLAN 64R-15156

PART 1, PLAN 64R-15156



**HEDGEWOOD ROAD**  
(FORMERLY PINWOOD AVENUE)  
(BY REGISTERED PLAN 1750)  
PIN 10537-0240 (LT)

PE:

1. REVIEW THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.

DATE: NOVEMBER 04, 2013

RECEIVED AND DEPOSITED:

DATE: \_\_\_\_\_ 2013

REGISTERING THE LAND TILES UNDER THE LAND TILES ACT

LAND TILES OFFICE

**SCHEDULE**

PART	PART OF LOT & PLAN	ALL OF PART	AREA (Sq.M)
1	78 & 77	1/26	1551.40 (1/2)
2			1551.40 (1/2)

**PLAN OF SURVEY OF**  
**PART OF LOT 77 & 78 AND**  
**PART OF BEECHWOOD AVENUE**  
**REGISTERED PLAN 1750**  
**CITY OF TORONTO**  
(FORMERLY THE CITY OF NORTH YORK)

SCALE = 1 : 250  
MITSCHKE & AZIZ INC., O.L.S.  
METRIC DISTANCES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING NOTE**  
BEARINGS HEREON ARE GRS BEARINGS AND ARE DERIVED FROM CANADIAN POINTS UNITED BY LAW AND ARE REFERRED TO CANADIAN MEAN BY THE BEST AVAILABLE DATA.  
COMPARISON ARE FOR THE YEAR 2011 BY (GPS) TO HIGHER ACCURACY PER SEC. 14 (2) OF THE SURVEY ACT. THE BEARINGS SHOULD BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**COORDINATE VALUES**

NO.	EASTING	NORTHING
1	5306.00	7556.00
2	5306.00	7556.00
3	5306.00	7556.00
4	5306.00	7556.00

**DISTANCE NOTE**  
DISTANCES SHOWN ON THIS PLAN ARE CONSIDERED CORRECT AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 3.280835.

**LEGEND**

- BENCH SURVEY MONUMENT ST.
- STREET MONUMENT TYPICAL
- STREET MONUMENT BENCH
- CUT CORNER
- MEASURED
- WILSON & WILSON O.L.S. DATED 1984
- CHAIN AND WIRE FENCE
- CHAIN AND WIRE FENCE
- WIRE FENCE
- REGISTERED PLAN 750 O.L.S. DATED JANUARY 1984
- REGISTERED PLAN 1507 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1508 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1509 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1510 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1511 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1512 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1513 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1514 O.L.S. DATED FEBRUARY 1987
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- REGISTERED PLAN 1516 O.L.S. DATED FEBRUARY 1987
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- REGISTERED PLAN 1518 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1519 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1520 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1521 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1522 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1523 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1524 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1525 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1526 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1527 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1528 O.L.S. DATED FEBRUARY 1987
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- REGISTERED PLAN 1598 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1599 O.L.S. DATED FEBRUARY 1987
- REGISTERED PLAN 1600 O.L.S. DATED FEBRUARY 1987

**MITSCHKE & AZIZ INC.**  
ONTARIO LAND SURVEYORS  
58 WRIGHT STREET, RICHMOND HILL, ONT. L4C 4A1  
Tel: (905) 237-8224 Fax: (416) 477-5465  
E-Mail: [aziz@mitchkeandaziz.com](mailto:aziz@mitchkeandaziz.com)

PROJECT: HEDGEWOOD ROAD (79)  
PROJECT NUMBER: 013-290  
DRAWN BY: SHJ CHECKED BY: A.A.

DATE: NOVEMBER 04, 2013

**SIGNATURE PAGE**

File Number: B059/13NY Zoning R3 and RD  
Owner(s): ABOOHAMID EHSANI- Ward: Don Valley West (25)  
ARMAKI  
Agent: NARGES EHSANI-ARMAKI  
PETER HIGGINS ARCHITECT  
INC  
Property Address: **28 HEDGEWOOD RD** Community: North York  
Legal Description: PLAN 1750 LOT 77 TO 78 PT BEECHWOOD AVE RP 64R13347 PART 1 RP  
66R18479 PART 1

\_\_\_\_\_  
Richard Ross (signed)

\_\_\_\_\_  
Isaac Lallouz (signed)

\_\_\_\_\_  
Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, March 27, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 16, 2014

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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**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.