

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

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

North York Civic Centre  
5100 Yonge Street  
North York, Ontario  
Canada, M2N 5V7  
Tel: (416) 395-7000  
Fax: (416) 395-7200

Wednesday, July 9, 2014

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

File Number:	B031/14NY	Zoning	R4/RD(f15;a550)(x5)ZR
Owner(s):	HESAM BAHMAN-BIJARI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	265 GREENFIELD AVE	Community:	North York
Legal Description:	PLAN M372 LOT 151		

Notice was given and the application considered on Wednesday, July 9, 2014, as required by the Planning Act.

To obtain consent to sever a portion of land from 265 Greenfield Avenue for the purpose of lot additions to create 3 residential building lots (from 2 existing residential lots). A new detached dwelling is proposed to be constructed on each of the resulting lots. The existing dwellings would be demolished. Related minor variance applications have been submitted to accommodate the proposed development.

**RETAINED - Part 1**

**Address to be assigned**

Part 1 has a lot frontage of 10.36m and a lot area of 379.0m<sup>2</sup>. The lot will be redeveloped with a new detached residential dwelling as outlined in application A326/14NY.

**CONVEYED - Part 2**

**Address to be assigned**

Part 2 has a lot frontage of 4.89m and a lot area of 178.8m<sup>2</sup>. Part 2 will be added to Part 3 (severed from B032/14NY) to create a new building lot. Parts 2 and 3 will be redeveloped with a new detached residential dwelling as outlined in application A327/14NY.

Applications B031/14NY, B032/14NY, A326/14NY, A327/14NY, and A328/14NY will be considered jointly.

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

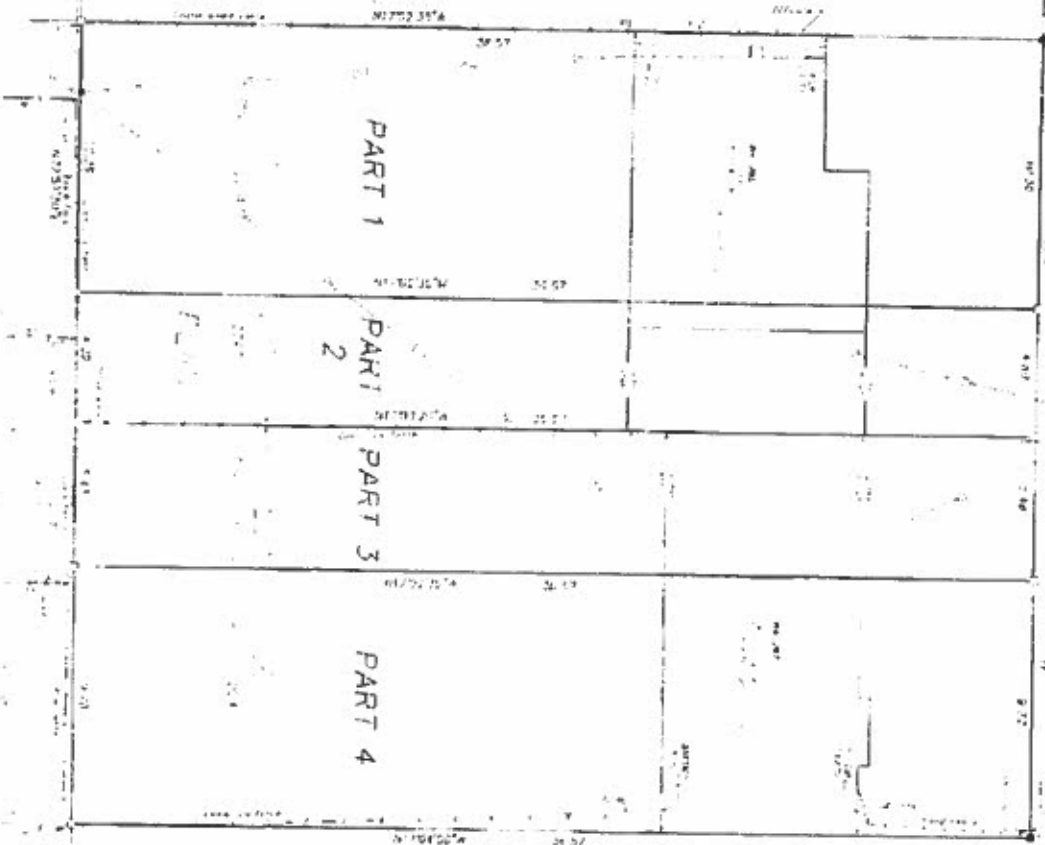
**The Consent Application is Refused**

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.

**GREENFIELD AVENUE**

ALLORDALE AVENUE



**Legend**

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PART OF LOT 150 AND LOT 151  
REGISTERED PLAN M 1072  
CITY OF TORONTO

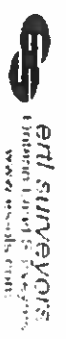
entl surveyors 2013

**Interpretation**

The surveyor has examined the original plan and the field notes and has found that the same are in accordance with the provisions of the Survey Act, R.S.O. 1990, c. S. 5, and the regulations thereunder. The surveyor has also examined the original plan and the field notes and has found that the same are in accordance with the provisions of the Survey Act, R.S.O. 1990, c. S. 5, and the regulations thereunder. The surveyor has also examined the original plan and the field notes and has found that the same are in accordance with the provisions of the Survey Act, R.S.O. 1990, c. S. 5, and the regulations thereunder.

**Surveyor's Certificate**

I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original plan and field notes as filed in my office.




**SIGNATURE PAGE**

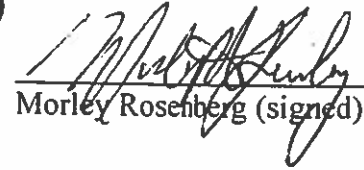
File Number:	B031/14NY	Zoning	R4/RD(f15;a550)(x5)ZR
Owner(s):	HESAM BAHMAN-BIJARI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Community:	North York
Property Address:	265 GREENFIELD AVE		
Legal Description:	PLAN M372 LOT 151		




Astra Burka (signed)



Edwin (Ted) Shepherd  
(signed)



Morley Rosenberg (signed)



Nicholas Sion (signed)

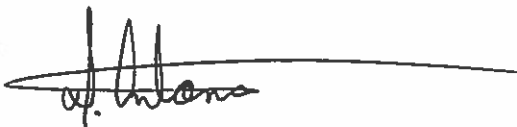


Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, July 17, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, August 6, 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).

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, July 9, 2014

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

File Number:	B032/14NY	Zoning:	R4/RD(f15;a550)(x5)ZR
Owner(s):	BITA BAHMAN-BIJARI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	267 GREENFIELD AVE	Community:	North York
Legal Description:	PLAN M372 LOT 150		

Notice was given and the application considered on Wednesday, July 9, 2014, as required by the Planning Act.

**THE CONSENT REQUESTED:**

To obtain consent to sever a portion of land from 267 Greenfield Avenue for the purpose of lot additions to create 3 residential building lots (from 2 existing residential lots). A new detached dwelling is proposed to be constructed on each of the resulting lots. The existing dwellings would be demolished. Related minor variance applications have been submitted to accommodate the proposed development.

**RETAINED - Part 4****Address to be assigned**

Part 4 has a lot frontage of 9.76m and a lot area of 357.5m<sup>2</sup>. The lot will be redeveloped with a new detached residential dwelling as outlined in application A328/14NY.

**CONVEYED - Part 3****Address to be assigned**

Part 3 has a lot frontage of 5.48m and a lot area of 200.2m<sup>2</sup>. Part 3 will be added to the Part 2 (severed from B031/4NY) to create a new building lot. Parts 2 and 3 will be redeveloped with a new detached residential dwelling as outlined in application A327/14NY.

Applications B031/14NY, B032/14NY, A326/14NY, A327/14NY, and A328/14NY will be 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):

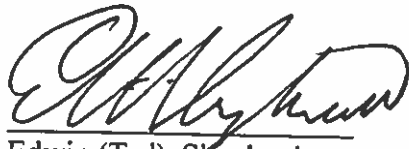
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.




**SIGNATURE PAGE**

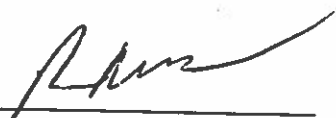
File Number:	B032/14NY	Zoning	R4/RD(f15;a550)(x5)ZR
Owner(s):	BITA BAHMAN-BIJARI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Community:	North York
Property Address:	267 GREENFIELD AVE		
Legal Description:	PLAN M372 LOT 150		

  
Astra Burka (signed)

  
Edwin (Ted) Shepherd  
(signed)

  
Morley Rosenberg (signed)

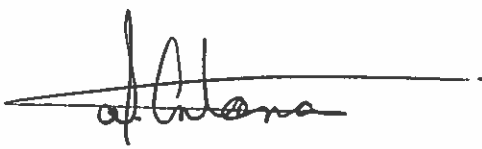
  
Nicholas Sion (signed)

  
Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, July 17, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, August 6, 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).  
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, July 9, 2014

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

File Number:	A326/14NY	Zoning	R4/RD(f15;a550)(x5)ZR
Owner(s):	HESAM BAHMAN-BIJARI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	265 GREENFIELD AVE – PART 1	Community:	North York
Legal Description:	PLAN M372 LOT 151		

Notice was given and a Public Hearing was held on Wednesday, July 9, 2014, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling with an integral, at-grade garage. The existing dwelling would be demolished.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****1. Section 1.20.3 (3), By-law No. 569-2013**

The minimum required Side Yard Setback is 1.8m as per site specific exception (x5).  
The proposed EAST side yard setback is 0.91m.

**2. Section 1.20.3 (3), By-law No. 569-2013**

The minimum required Side Yard Setback is 1.8m as per site specific exception (x5).  
The proposed WEST side yard setback is 1.22m.

**3. Section 10.5.40.10.(5), By-law No. 569-2013**

A minimum of 10m<sup>2</sup> of the first floor must be within 4m of the front wall.  
Proposed 6.2m<sup>2</sup> within 4m of the front wall

**4. Section 10.20.40.10.(2), By-law No. 569-2013**

The permitted maximum 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 8.77m.

**5. Section 10.20.30.10.(1), By-law No. 569-2013**

The required minimum lot area is 550m<sup>2</sup>.  
The proposed lot area is 379m<sup>2</sup>.

**6 Section 10.20.30.20.(1), By-law No. 569-2013**

The required minimum lot frontage is 15m.  
The proposed lot frontage is 10.36m.

**7. Section 10.20.30.40.(1), By-law No. 569-2013**

The permitted maximum lot coverage is 30% of the lot area: 113.7m<sup>2</sup>.

The proposed lot coverage is 32.9% of the lot area: 124.6m<sup>2</sup>.

**8. Section 10.20.40.10(1), By-law No. 569-2013**

The permitted maximum height of a building or structure is 10m.

The proposed height of the (building/structure) is 10.53m.

**9. Section 13.2.2, By-law No. 7625**

The minimum required lot frontage is 15m.

The proposed lot frontage is 10.36m.

**10. Section 13.2.1, By-law No. 7625**

The minimum required lot area is 550m<sup>2</sup>.

The proposed lot area is 379m<sup>2</sup>.

**11. Section 13.2.3(b), By-law No. 7625**

The minimum required side yard setback is 1.8m.

The proposed EAST side yard setback is 0.91m.

**12. Section 13.2.6, By-law No. 7625**

The minimum required side yard setback is 1.8m.

The proposed WEST side yard setback is 1.22m.

**13. Section 13.2.4, By-law No. 7625**

The maximum permitted lot coverage is 30% of the lot area.

The proposed lot coverage is 32.9% of the lot area.

**14. Section 13.2.3(b), By-law No. 7625**

The maximum permitted building height is 8.8m.

The proposed building height is 9.53m.

**15. 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, in this case 15m.

Proposed lot width is 10.36m

**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.



Wednesday, July 9, 2014

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

File Number:	A327/14NY	Zoning	R4/RD(f15;a550)(x5)ZR
Owner(s):	BITA BAHMAN-BIJARI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	267 GREENFIELD AVE - PARTS 2 AND 3	Community:	North York
Legal Description:	PLAN M372 LOT 150		

Notice was given and a Public Hearing was held on Wednesday, July 9, 2014, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling with an integral, at-grade garage. The existing dwelling would be demolished.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****1. Section 1.20.3 (3), By-law No. 569-2013**

The minimum required Side Yard Setback is 1.8m as per site specific exception (x5).  
The proposed EAST side yard setback is 0.91m

**2. Section 1.20.3 (3), By-law No. 569-2013**

The minimum required Side Yard Setback is 1.8m as per site specific exception (x5).  
The proposed WEST side yard setback is 1.22m.

**3. Section 10.5.40.1.(5), By-law No. 569-2013**

A minimum of 10m<sup>2</sup> of the first floor must be within 4m of the front wall.  
Proposed 6.2m<sup>2</sup> within 4m of the front wall.

**4. Section 10.20.30.40.(1), By-law No. 569-2013**

The permitted maximum lot coverage is 30% of the lot area: 113.7m<sup>2</sup>.  
The proposed lot coverage is 32.9 % of the lot area: 124.6m<sup>2</sup>.

**5. Section 10.20.40.10(1), By-law No. 569-2013**

The permitted maximum height of a building or structure is 10m.  
The proposed height of the (building/structure) is 10.65m.

**6. Section 10.20.40.10.(2), By-law No. 569-2013**

The permitted maximum 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 8.88m.

**7. Section 10.20.30.20(1), By-law No. 569-2013**

The required minimum lot frontage is 15m.

The proposed lot frontage is 10.36m.

**8. Section 10.20.30.10(1), By-law No. 569-2013**

The required minimum lot area is 550m<sup>2</sup>.

The proposed lot area is 379m<sup>2</sup>.

**9. Section 132.1, By-law No. 7625**

The minimum required lot frontage is 15m.

The proposed lot frontage is 10.36m.

**10. Section 13.2.2, By-law No. 7625**

The minimum required lot area is 550m<sup>2</sup>.

The proposed lot area is 379m<sup>2</sup>.

**11. Section 13.2.3(b), By-law No. 7625**

The minimum required EAST side yard setback is 1.8m.

The proposed EAST side yard setback is 0.9m.

**12. Section 13.2.3(b), By-law No. 7625**

The minimum required WEST side yard setback is 1.8m.

The proposed WEST side yard setback is 1.22m.

**13. Section 13.2.4, By-law No. 7625**

The maximum permitted lot coverage is 30% of the lot area.

The proposed lot coverage is 32.9% of the lot area.

**14. Section 13.2.6, By-law No. 7625**

The maximum permitted building height is 8.8m.

The proposed building height is 9.51m.

**15. 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, in this case 15m.

The proposed lot width is 10.36m.

**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.



Wednesday, July 9, 2014

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

File Number:	A328/14NY	Zoning	R4/RD(f15;a550)(x5)ZR
Owner(s):	BITA BAHMAN-BIJARI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	267 GREENFIELD AVE – PART 4	Community:	North York
Legal Description:	PLAN M372 LOT 150		

Notice was given and a Public Hearing was held on Wednesday, July 9, 2014, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling with an integral, at-grade garage. The existing dwelling would be demolished.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****1. Section 1.20.3 (3), By-law No. 569-2013**

The minimum required Side Yard Setback is 1.8m as per site specific exception (x5).  
The proposed EAST side yard setback is 0.92m.

**2. Section 1.20.3 (3), By-law No. 569-2013**

The minimum required Side Yard Setback is 1.8m as per site specific exception (x5).  
The proposed WEST side yard setback is 0.61m.

**3. Section 10.5.40.10.(5), By-law No. 569-2013**

A minimum of 10m<sup>2</sup> of the first floor must be within 4m of the front wall.  
Proposed 6.2m<sup>2</sup> within 4m of the front wall.

**4. Section 10.20.40.10.( 2), By-law No. 569-2013**

The permitted maximum 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 9.07m.

**5. Section 10.20.30.10.(1), By-law No. 569-2013**

The required minimum lot area is 550m<sup>2</sup>.  
The proposed lot area is 357.02m<sup>2</sup>.

**6 Section 10.20.30.20.(1), By-law No. 569-2013**

The required minimum lot frontage is 15m.  
The proposed lot frontage is 9.76m.

**7. Section 10.20.30.40.(1), By-law No. 569-2013**

The permitted maximum lot coverage is 30% of the lot area: 107.1m<sup>2</sup>.

The proposed lot coverage is 33 % of the lot area: 117.9m<sup>2</sup>.

**8. Section 10.20.40.10(1), By-law No. 569-2013**

The permitted maximum height of a building or structure is 10m.

The proposed height of the (building/structure) is 10.74m.

**9. Section 13.2.2, By-law No. 7625**

The minimum required lot frontage is 15m .

The proposed lot frontage is 9.76m.

**10. Section 13.2.1, By-law No. 7625**

The minimum required lot area is 550m<sup>2</sup>.

The proposed lot area is 357.02m<sup>2</sup>

**11. Section 13.2.3(b), By-law No. 7625**

The minimum required side yard setback is 1.8m.

The proposed EAST side yard setback is 0.92m.

**12. Section 13.2.6, By-law No. 7625**

The minimum required side yard setback is 1.8m.

The proposed WEST side yard setback is 0.61m.

**13. Section 13.2.3(b), By-law No. 7625**

The maximum permitted building height is 8.8m.

The proposed building height is 9.41m.

**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, in this case 15m.

Proposed lot width is 9.76m.

**15. Section 13.2.4, By-law No. 7625**

The maximum permitted lot coverage is 30% of the lot area.

The proposed lot coverage is 33% of the lot area.

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

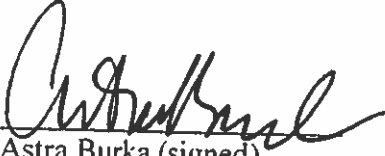
**The Minor Variance Application is Refused**

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

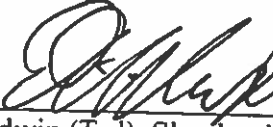
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

**SIGNATURE PAGE**

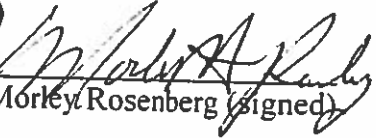
File Number:	A328/14NY	Zoning	R4/RD(f15;a550)(x5)ZR
Owner:	BITA BAHMAN-BIJARI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Community:	North York
Property Address:	267 GREENFIELD AVE – PART 4		
Legal Description:	PLAN M372 LOT 150		




Astra Burka (signed)



Edwin (Ted) Shepherd  
(signed)



Morley Rosenberg (signed)



Nicholas Sion (signed)

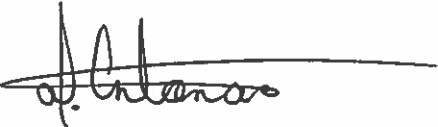


Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, July 17, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, July 29, 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).