



City Planning Division

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

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

Thursday, February 19, 2015

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

File Number:	B070/I4NY	Zoning:	R6/RD (F12.0; a370)(ZR)
Owner(s):	NILOOFAR MALEKI HAMID ARKADANI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	153 PARKVIEW AVE	Community:	North York
Legal Description:	PLAN 1790 LOTS 609 & 610 PT LOT 608		

Notice was given and the application considered on Thursday, February 19, 2015, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The frontage is 9.91m and the lot area is 368.4m². 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 A912/I4NY.

Conveyed - Part 2

Address to be assigned

The frontage is 9.91m and the lot area is 368.4m². 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 A913/I4NY.

Committee of Adjustment application files B070/I4NY, A912/I4NY, and A913/I4NY will be considered jointly.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Approved on Condition

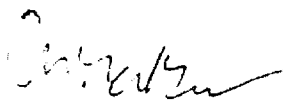
The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of new lots as shown on the plan attached to this decision on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office within ONE YEAR of the date of this Decision:

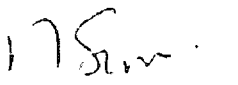
1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.

2. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4, in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.
3. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with City Surveyor, Survey & Mapping, Engineering Services.
4. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Engineering Services.
5. **Three copies of the registered reference plan of survey** satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.
6. The associated minor variance decisions, A912/14NY & A913/14NY be declared Final and Binding.
7. City of Toronto Municipal Code Chapter 813, Article II, City-owned trees (www.toronto.ca/trees/city_trees.htm)
8. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96.


SIGNATURE PAGE

File Number: B070/14NY Zoning: R6/RD (f12.0; a370)(ZR)
Owner(s): NILOOFAR MALEKI Ward: Willowdale (23)
Agent: HAMID ARKADANI
Agent: RUBINOFF DESIGN GROUP
Property Address: 153 PARKVIEW AVE Community: North York
Legal Description: PLAN 1790 LOTS 609 & 610 PT LOT 608


Astra Burka (signed)


Nicholas Sion (signed)



Richard Ross (signed)


Douglas S. Colbourne
(signed)

DATE DECISION MAILED ON: Thursday, February 26, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 18, 2015

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.

Thursday, February 19, 2015

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

File Number:	A912/14NY	Zoning:	R6/RD (f12.0; a370)(ZR)
Owner(s):	HAMID ARKADANI HAMID ARKADANI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	153 PARKVIEW AVE (PART 1)	Community:	North York
Legal Description:	PLAN 1790 LOTS 609 & 610 PT LOT 608		

Notice was given and a Public Hearing was held on Thursday, February 19, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. Committee of Adjustment files B070/14NY, A912/14NY and A913/14NY will be considered jointly.

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

- Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
The required minimum lot area is 370m².
The proposed lot area is 368.4m².
- Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 12.0m.
The proposed lot frontage is 9.91m.
- Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30% of the lot area: 110.52m².
The proposed lot coverage is 31.9% of the lot area: 117.54m².
- Chapter 10.20.40.10(2), Zoning By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m for 100% of the width of the wall.
The proposed height of the west side exterior main wall is 7.50m for 75.0% of the width of the wall and the proposed height of the east side exterior main wall is 7.50m for 100% of the width of the wall.

5. **Chapter 10.20.40.70(3), Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.
The proposed east side yard setback is 0.91m.
6. **Section 14-A(3), Zoning By-law No. 7625**
The minimum required lot area is 371m².
The proposed lot area is 368.4m².
7. **Section 14-A(4), Zoning By-law No. 7625**
The minimum required lot frontage is 12.0m.
The proposed lot frontage is 9.91m.
8. **Section 14-A(5)c, Zoning By-law No. 7625**
The minimum required side yard setback is 1.2m.
The proposed east side yard setback is 0.91m.
9. **Section 14-A(6), Zoning By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.9% of the lot area.
10. **Section 14-A(8), Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.44m.
11. **Section 6(8), Zoning 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: 12.0m.
The proposed lot width is 9.91m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

- 1) City of Toronto Municipal Code Chapter 813, Article II, City-owned trees
www.toronto.ca/trees/city_trees.htm
- 2) There is one existing hydro pole on Parkview Ave along the frontage of proposed lots. If relocation of this hydro pole is required, it would be at the cost of the owner and shall be subject to the approval of the applicable governing agencies. All driveway accesses must be at least 1.0 metre from existing utilities and must be explicitly shown on site plan drawings.

Thursday, February 19, 2015

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

File Number:	A913/14NY	Zoning	R6/RD (f12.0; a370)(ZR)
Owner(s):	HAMID ARKADANI HAMID ARKADANI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	153 PARKVIEW AVE (PART 2)	Community:	North York
Legal Description:	PLAN 1790 LOTS 609 & 610 PT LOT 608		

Notice was given and a Public Hearing was held on Thursday, February 19, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. Committee of Adjustment files B070/14NY, A912/14NY and A913/14NY will be considered jointly.

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

- Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
The required minimum lot area is 370m².
The proposed lot area is 368.4m².
- Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 12.0m.
The proposed lot frontage is 9.91m.
- Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30% of the lot area: 110.52m².
The proposed lot coverage is 31.9% of the lot area: 117.54m².
- Chapter 10.20.40.10(2), Zoning By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m for 100% of the width of the wall.
The proposed height of the west side exterior main wall is 7.5m for 100% of the width of the wall and the proposed height of the east side exterior main wall is 7.5m for 75% of the width of the wall.
- Chapter 10.20.40.70(3), Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.

The proposed west side yard setback is 0.91m.

6. **Section 14-A(3), Zoning By-law No. 7625**
The minimum required lot area is 371m².
The proposed lot area is 368.4m².
7. **Section 14-A(4), Zoning By-law No. 7625**
The minimum required lot frontage is 12.0m.
The proposed lot frontage is 9.91m.
8. **Section 14-A(5)c, Zoning By-law No. 7625**
The minimum required side yard setback is 1.2m.
The proposed west side yard setback is 0.91m.
9. **Section 14-A(6), Zoning By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.9% of the lot area.
10. **Section 14-A(8), Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.45m.
11. **Section 6(8), Zoning 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: 12.0m.
The proposed lot width is 9.91m.

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The Minor Variance Application is Approved on Condition

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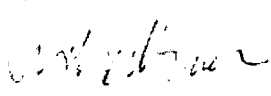
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

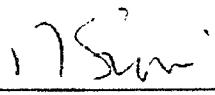
- 1) City of Toronto Municipal Code Chapter 813, Article II, City-owned trees
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- 2) There is one existing hydro pole on Parkview Ave along the frontage of proposed lots. If relocation of this hydro pole is required, it would be at the cost of the owner and shall be subject to the approval of the applicable governing agencies. All driveway accesses must be at least 1.0 metre from existing utilities and must be explicitly shown on site plan drawings.

SIGNATURE PAGE


File Number: A913/14NY Zoning R6/RD (f12.0; a370)(ZR)
Owner: HAMID ARKADANI Ward: Willowdale (23)
Agent: RUBINOFF DESIGN GROUP
Property Address: 153 PARKVIEW AVE Community: North York
(PART 2)
Legal Description: PLAN 1790 LOTS 609 & 610 PT LOT 608




Astra Burka (signed)



Nicholas Sion (signed)



Richard Ross (signed)

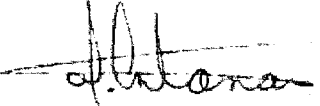


Douglas S. Colbourne
(signed)

DATE DECISION MAILED ON: Thursday, February 26, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 11, 2015

CERTIFIED TRUE COPY



Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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