

City Planning Division

CITY COUNCILLOR, WARD 25, CITY OF **TORONTO** JAYE ROBINSON or OCCUPANT CITY HALL 100 QUEEN ST SUITE W SUITE A12

John Filian

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

Wednesday, November 5, 2014

NOTICE OF DECISION

CONSENT (Section 53 of the Planning Act)

File Number:

B020/13NY

Zoning

R4 [WAV]

Owner(s):

AMIR CHARMCHI IN TRUST

Agent:

M.P. DESIGN & ASSOCIATES

Ward:

Willowdale (23)

LTD

Property Address:

57 HORSHAM AVE

Community:

North York

Legal Description: **PLAN 2057 W PT LOT 12**

Notice was given and the application considered on Wednesday, November 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 9.145m and the lot area is 376.96m². A new two-storey dwelling with an integral garage will be constructed which will require variances to the Zoning By-law, as outlined in application Number A309/13NY.

Conveyed - Part 2

Address to be assigned

The lot frontage is 9.145m and the lot area is 337.30m². A new two-storey dwelling with an integral garage will be constructed which will require variances to the Zoning By-law, as outlined in application Number A310/13NY.

File Numbers B020/13NY, A309/13NY and A310/13NY 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.

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SIGNATURE PAGE

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Ward:

Willowdale (23)

Agent:

M.P. DESIGN & ASSOCIATES

LTD

Property Address: Legal Description:

57 HORSHAM AVE

Community:

North York

PLAN 2057 W PT LOT 12

Arthur Forer (signed)

Astra Burka (signed)

Edwin (Ted) Shepherd

(signed)

Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, November 13, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, December 3, 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.

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.



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

Wednesday, November 5, 2014

NOTICE OF DECISION

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

File Number:

A309/13NY

Zoning

R4 [WAV]

Owner(s):

AMIR CHARMCHI IN TRUST

Willowdale (23)

Agent:

M.P. DESIGN & ASSOCIATES

Ward:

LTD

57 HORSHAM AVE (PART 1)

Community:

North York

Property Address: Legal Description:

PLAN 2057 W PT LOT 12

Notice was given and a Public Hearing was held on Wednesday, November 5, 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.

File Numbers B020/13NY, A309/13NY and A310/13NY will be considered jointly.

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

- 1. Section 13.2.1, By-law No. 7625 and Section 6(8), By-law No. 7625 The minimum required lot frontage and width is 15.00m. The proposed lot frontage and width is 9.145m.
- 2. Section 13.2.2, By-law No. 7625

The minimum required lot area is 550.00m².

The proposed lot area is 376.96m².

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

The minimum required west side yard setback is 1.50m.

The proposed west side yard setback is 1.22m.

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

The minimum required east side yard setback is 1.50m.

The proposed east side yard setback is 0.60m.

5. 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 33,32% of the lot area.

6. Section 13.2.5A, By-law No. 7625

The maximum permitted building length is 16.80m.

The proposed building length is 17.17m.

7. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.30m.

8. Section 6(24)(d)(ii)(A), By-law No. 7625

The minimum required west side yard setback to the rear deck is 1.50m.

The proposed west side yard setback is 1.22m to the rear deck.

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 <u>NOT</u> 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.

Decision Notice - MV doc Page 2

SIGNATURE PAGE

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A309/13NY

Zoning

R4 [WAV]

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AMIR CHARMCHI IN TRUST

Ward:

Willowdale (23)

Agent:

M.P. DESIGN & ASSOCIATES

LTD

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Community:

North York

Legal Description:

PLAN 2057 W PT LOT 12

Arthur Forer (signed)

Astra Burka (signed)

Edwin (Ted) Shepherd

(signed)

Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, November 13, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, November 25, 2014

CERTIFIED TRUE COPY

Dan Antonacci

Manager & Deputy Secretary Treasurer

North York Panel

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Agent:

Ward:

Willowdale (23)

M.P. DESIGN & ASSOCIATES

Community:

North York

Property Address: Legal Description: 57 HORSHAM AVE (PART 2)

PLAN 2057 W PT LOT 12

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