

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

WARD 23
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	Ward:	Willowdale (23)
Agent:	M.P. DESIGN & ASSOCIATES 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.

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	Ward:	Willowdale (23)
Agent:	M.P. DESIGN & ASSOCIATES LTD		
Property Address:	57 HORSHAM AVE (PART 1)	Community:	North York
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:

- 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.
- Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550.00m².
The proposed lot area is 376.96m².
- 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.
- 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.
- 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:

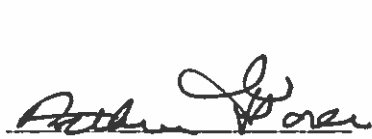
The Minor Variance Application is Refused

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

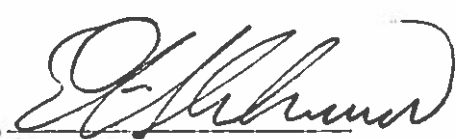
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.


SIGNATURE PAGE

File Number: A309/13NY Zoning R4 [WAV]
Owner: AMIR CHARMCHI IN TRUST Ward: Willowdale (23)
Agent: M.P. DESIGN & ASSOCIATES LTD
Property Address: 57 HORSHAM AVE (PART 1) Community: North York
Legal Description: PLAN 2057 W PT LOT 12


Arthur Forer (signed)


Astra Burka (signed)

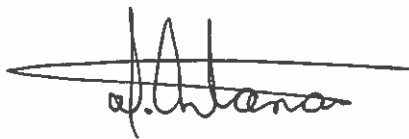

Edwin (Ted) Shepherd
(signed)


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

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.

Wednesday, November 5, 2014

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

File Number:	A310/13NY	Zoning	R4 [WAV]
Owner(s):	AMIR CHARMCHI IN TRUST	Ward:	Willowdale (23)
Agent:	M.P. DESIGN & ASSOCIATES LTD		
Property Address:	57 HORSHAM AVE (PART 2)	Community:	North York
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:

- 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.
- Section 13.2.2, By-law No. 7625**
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The minimum required east side yard setback to the rear deck is 1.50m.
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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.


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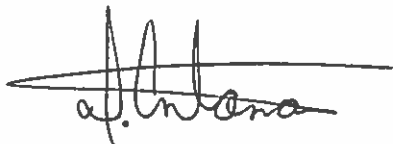

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