

Thursday, January 21, 2016

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

File Number:	B064/14NY	Zoning	R3/RD (f18.0; a690) (x798)[ZZC]
Owner(s):	JENNIFER LYNN PENDRITH	Ward:	Don Valley West (25)
Agent:	PETER HIGGINS ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>51 BAYVIEW WOOD</b>	Community:	North York
Legal Description:	PLAN 1534 PT LOTS 647 TO 649 PART BAYVIEW WOOD CLOSED RP 64R11993 PARTS 5 TO 17		

Notice was given and the application considered on Thursday, January 21, 2016, as required by the Planning Act.

#### THE CONSENT REQUESTED:

To obtain consent to sever the property into two residential lots and to create an easement/right-of-way. The proposed east lot is undersized in terms of lot frontage only.

#### Retained - Parts 1 & 8

Address to be assigned

The frontage is 17.06m and the lot area is 779.13m<sup>2</sup>. The property will be redeveloped as the site of a new residential dwelling requiring variances to the Zoning By-law, as outlined in Application A867/14NY.

#### Conveyed - Parts 2, 3, 4, 5, 6 & 7

Address to be assigned

The frontage is 22.63m and the lot area is 1,245.86m<sup>2</sup>. The property will be redeveloped as the site of a new residential dwelling requiring variances to the Zoning By-law, as outlined in Application A868/14NY.

#### Easement - Parts 3 and 6

Parts 3 and 6 will be subject to an easement/right-of-way for pedestrian, maintenance, and vehicular access in favour of Parts 1 and 8 (proposed lot to the east).

**File Numbers B064/14NY, A867/14NY, and A868/14NY will be considered jointly.**

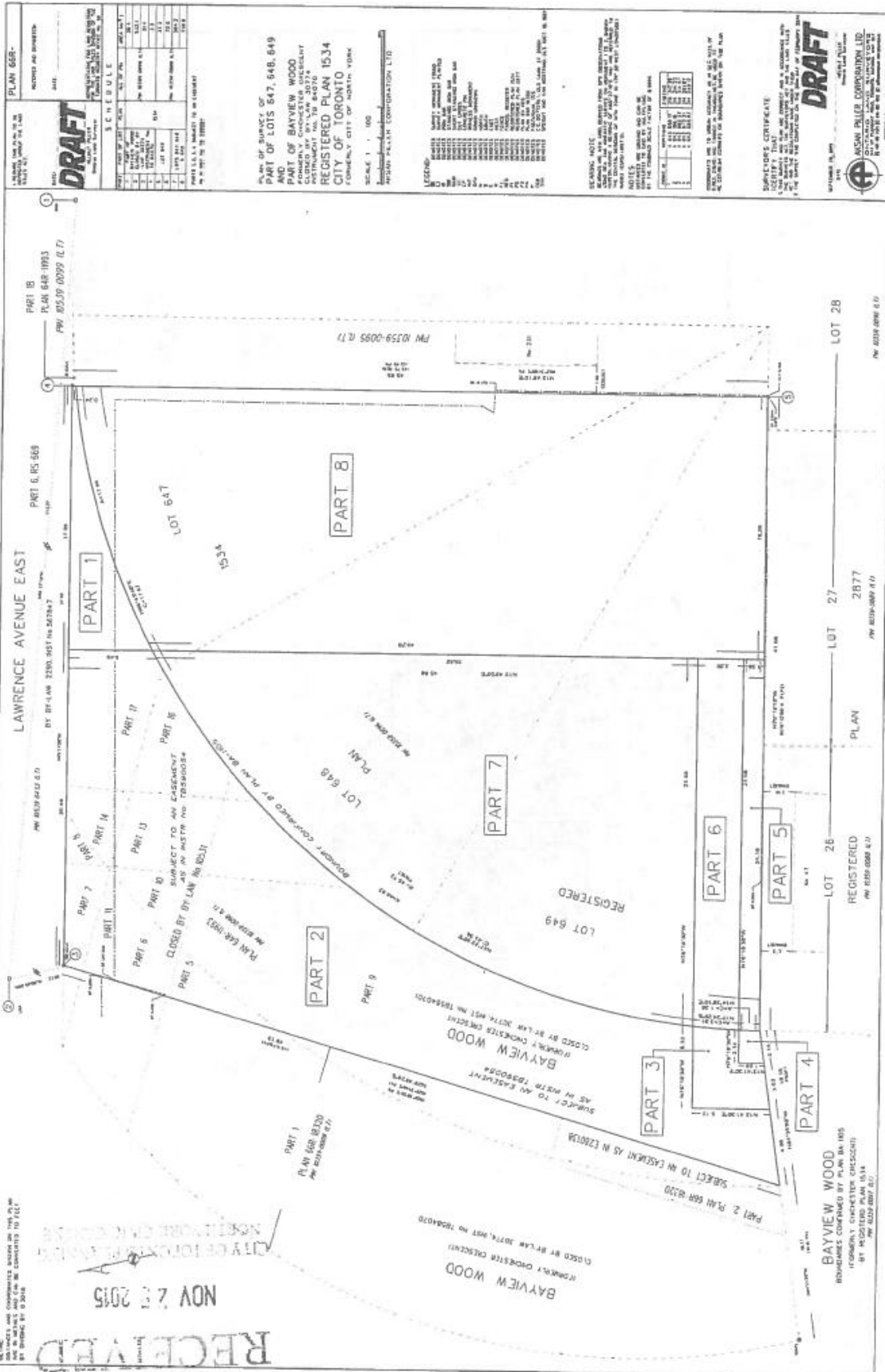
**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

#### **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 the this Decision:

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; [jhouse@toronto.ca](mailto:jhouse@toronto.ca), or his designates, Elizabeth Machynia, at 416-338-5029; [emachyni@toronto.ca](mailto:emachyni@toronto.ca), John Fligg at 416-338-5031; [jfligg@toronto.ca](mailto:jfligg@toronto.ca)
- (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 the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, Land and Property Surveys, at 416-392-8338; [jhouse@toronto.ca](mailto:jhouse@toronto.ca), or his designate, Virgil Gomes at 416-338-5033; [vgomes@toronto.ca](mailto:vgomes@toronto.ca)
- (4) **Three copies of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services shall be filed with the Committee of Adjustment.
- (5) Submission of a complete application for permit to injure or remove privately owned trees.
- (6) The applicant to satisfy the requirements of the Engineering and Construction Services Division.
- (7) The associated minor variance decisions, A867/14NY and A868/14NY be declared Final and Binding.
- (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, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act*, as it pertains to the conveyed land and/or consent transaction.



**SIGNATURE PAGE**

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\_\_\_\_\_  
Rick Ross (signed)

\_\_\_\_\_  
Beth Levy (signed)

\_\_\_\_\_  
Denise Graham (signed)

\_\_\_\_\_  
Bruce Mullock (signed)

\_\_\_\_\_  
Derek Lett (signed)

DATE DECISION MAILED ON: Thursday, January 28, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, February 17, 2016

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.

Thursday, January 21, 2016

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

File Number:	A867/14NY	Zoning	R3/RD (f18.0; a690) (x798)[ZZC]
Owner(s):	JENNIFER LYNN PENDRITH	Ward:	Don Valley West (25)
Agent:	PETER HIGGINS ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>51A BAYVIEW WOOD</b>	Community:	North York
Legal Description:	PLAN 1534 PT LOTS 647 TO 649 PART BAYVIEW WOOD CLOSED RP 64R11993 PARTS 5 TO 17		

Notice was given and a Public Hearing was held on Thursday, January 21, 2016, 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:**

- 1. Chapter 10.20.30.20.(1), By-law No. 569-2013**  
The minimum required lot frontage is 18.0m  
The proposed lot frontage is 17.06m.
- 2. Chapter 10.5.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 23.66m.  
The proposed front yard setback is **14.63m**.
- 3. Section 12.2, By-law No. 7625**  
The minimum required lot frontage is 18.0m.  
The proposed lot frontage is 17.06m.
- 4. Section 12.5A, By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is **25.14m**.
- 5. Section 6(8), By-law No. 7625**  
The minimum required lot width is 18.0m.  
The proposed lot width is 17.06m.

**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.

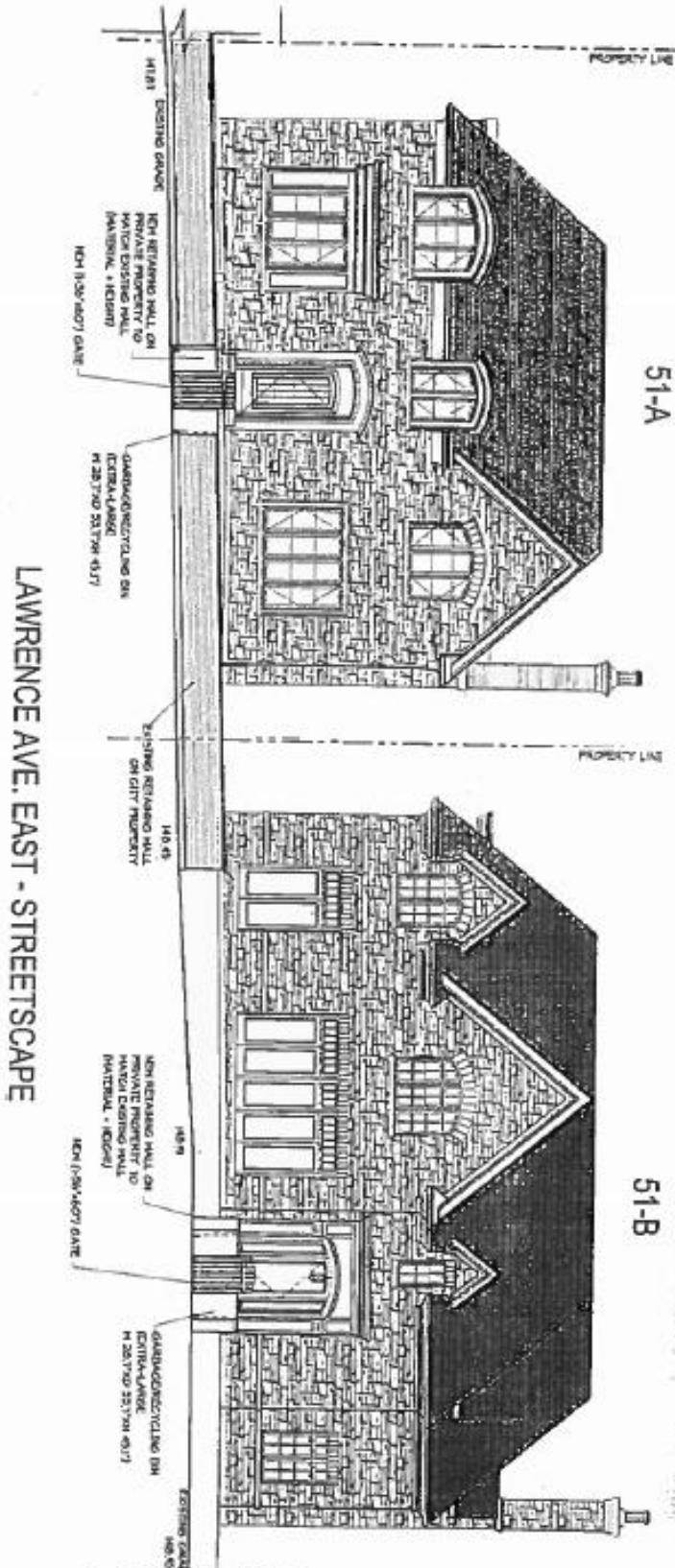
This decision is subject to the following condition(s):

- (1) The property being developed essentially in accordance with the Lawrence Ave East – Streetscape drawing submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, November 25, 2015.
- (2) The property being developed essentially in accordance with the revised site plan dated January 20<sup>th</sup>, 2016.
- (3) The applicant to satisfy the requirements of the Engineering and Construction Services Division.

RECEIVED

NOV 25 2015

CITY OF DENVER  
PLANNING AND COMMUNITY DEVELOPMENT



LAWRENCE AVE. EAST - STREETSCAPE

Item No.	Description	Quantity	Unit	Notes
1	EXISTING DRAIN	1	LINEAL FOOT	
2	NON-RETAINING WALL ON PRIVATE PROPERTY TO MATCH EXISTING WALL (PAINTED) + REPAIR	1	SQUARE FOOT	
3	NON-RETAINING WALL ON PRIVATE PROPERTY TO MATCH EXISTING WALL (PAINTED) + REPAIR	1	SQUARE FOOT	
4	EXISTING RETAINING WALL ON CITY PROPERTY	1	LINEAL FOOT	
5	EXISTING FENCE	1	LINEAL FOOT	

**HIGGINS**

**PETER HIGGINS**  
ARCHITECT

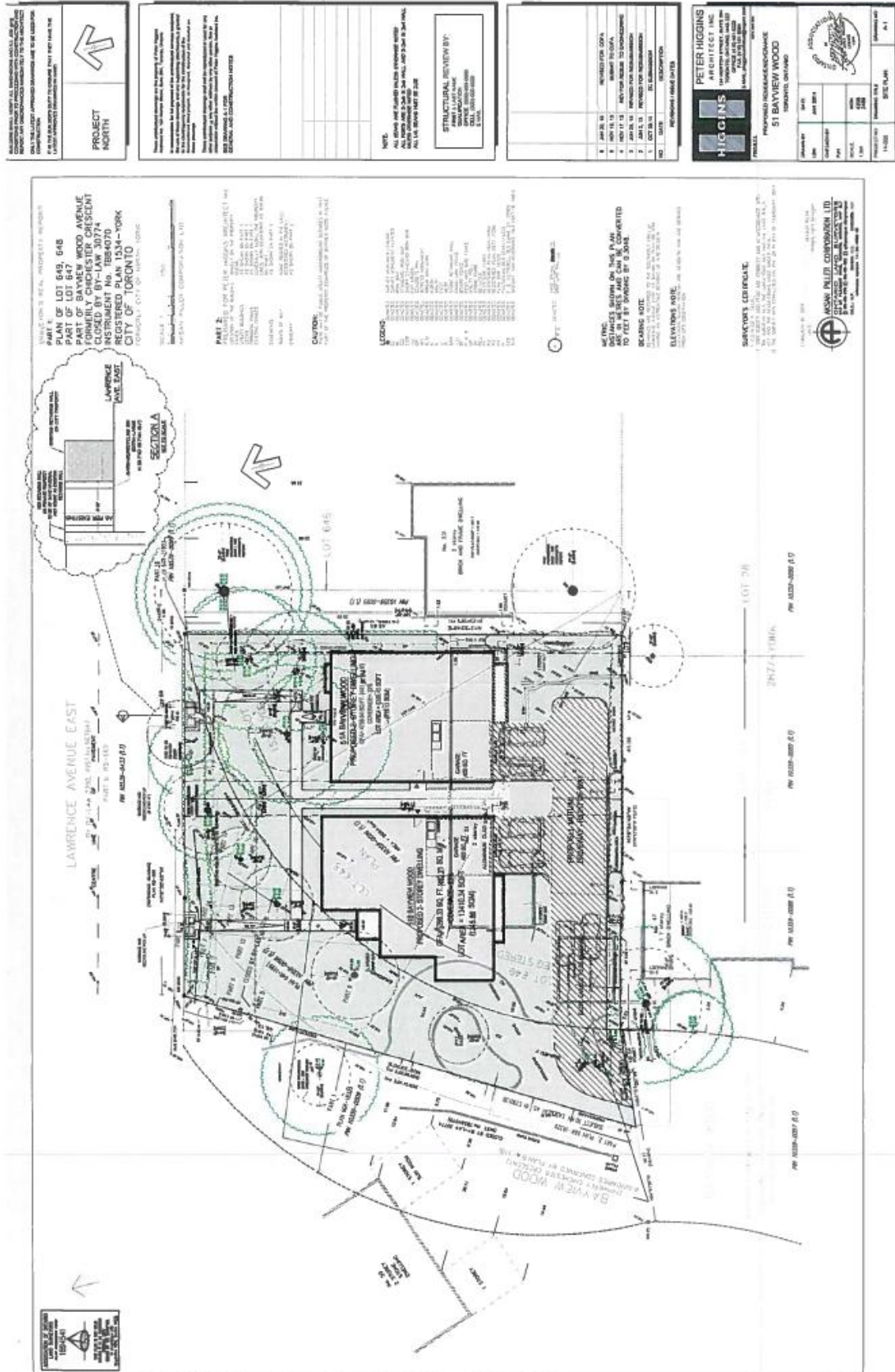
1015 1/2 ST. N. DENVER, CO 80202  
303.733.1111

**51 BALVIEW WOOD**

1015 1/2 ST. N. DENVER, CO 80202  
303.733.1111

**DATE:** 10/28/15  
**BY:** JIM WOOD  
**FOR:** PERMITS

**A-9**





**SIGNATURE PAGE**

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Beth Levy (signed)

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Bruce Mullock (signed)

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Derek Lett (signed)

DATE DECISION MAILED ON: Thursday, January 28, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, February 10, 2016

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, January 21, 2016

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

File Number:	A868/14NY	Zoning	R3/RD (f18.0; a690) (x798)[ZZC]
Owner(s):	JENNIFER LYNN PENDRITH	Ward:	Don Valley West (25)
Agent:	PETER HIGGINS ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>51B BAYVIEW WOOD</b>	Community:	North York
Legal Description:	PLAN 1534 PT LOTS 647 TO 649 PART BAYVIEW WOOD CLOSED RP 64R11993 PARTS 5 TO 17		

Notice was given and a Public Hearing was held on Thursday, January 21, 2016, 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:**

- Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is **19.0m**.
- Chapter 10.5.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 23.66m.  
The proposed front yard setback is 14.33m.
- Section 12.5A, By-law No. 569-2013**  
The maximum permitted building length is 16.8m.  
The proposed building length is **24.82m**.

**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.

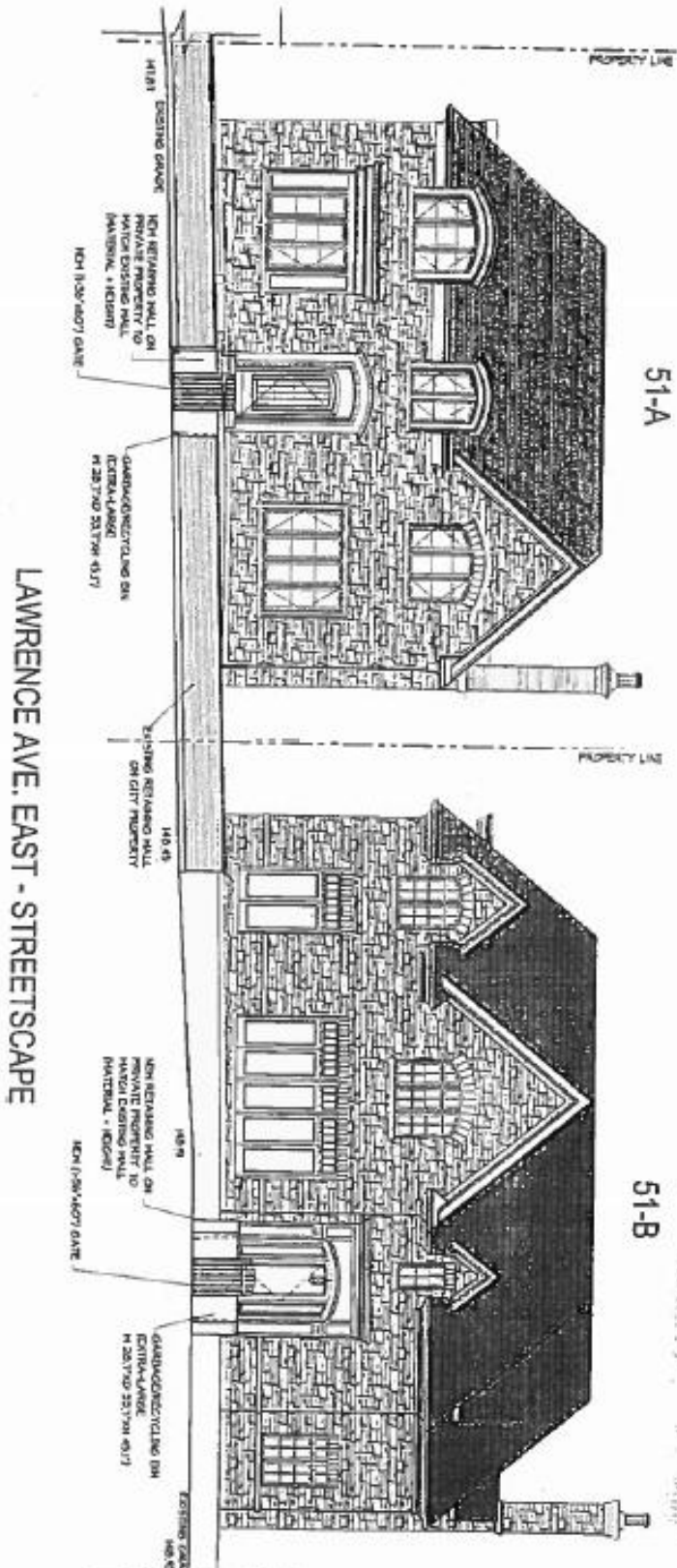
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- (2) The property being developed essentially in accordance with the revised site plan dated January 20<sup>th</sup>, 2016.
- (3) The applicant to satisfy the requirements of the Engineering and Construction Services Division.

RECEIVED

NOV 25 2015

CITY OF BOSTON  
RECORDS MANAGEMENT



<p><b>REVISIONS</b></p> <p>DATE</p> <p>BY</p> <p>DESCRIPTION</p>	<p><b>HIGGINS</b></p> <p>ENTERING</p> <p>1000</p>	<p><b>51 BAYVIEW WOOD</b></p> <p>1000</p>	<p><b>2015</b></p> <p><b>JAN 2015</b></p> <p><b>NEW LINE</b></p> <p><b>REVISIONS</b></p>	<p><b>A-9</b></p>
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**PROJECT NORTH**

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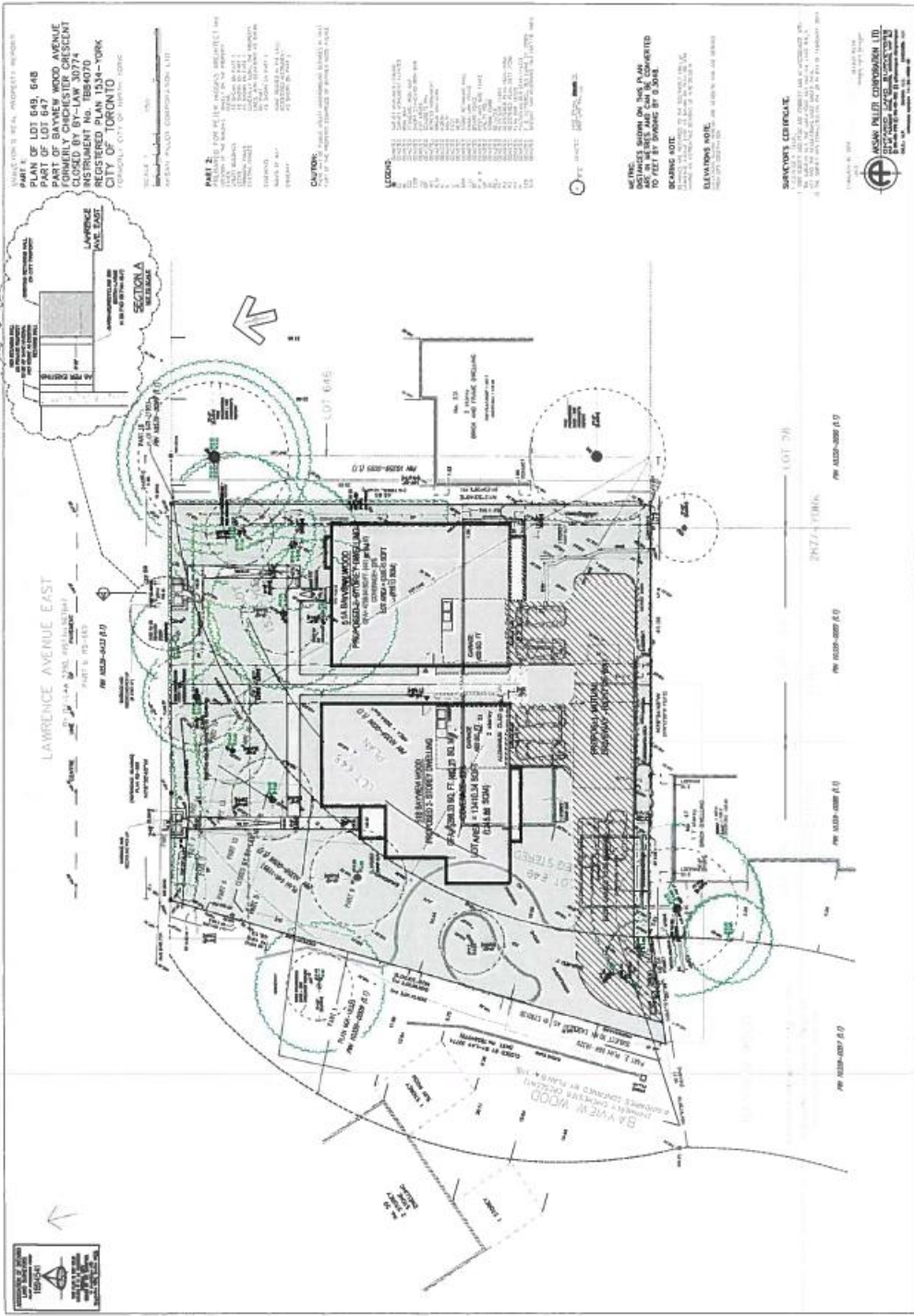
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**PETER HIGGINS ARCHITECT INC.**  
 ARCHITECT INC.  
 100 BAYVIEW AVENUE SUITE 100  
 SCARBOROUGH, ONTARIO M2W 1G9  
 TEL: (416) 491-1111  
 FAX: (416) 491-1112  
 WWW.PETERHIGGINSARCHITECT.COM

**HIGGINS ARCHITECT INC.**  
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 100 BAYVIEW AVENUE SUITE 100  
 SCARBOROUGH, ONTARIO M2W 1G9  
 TEL: (416) 491-1111  
 FAX: (416) 491-1112  
 WWW.PETERHIGGINSARCHITECT.COM

**PROPOSED HOUSING DEVELOPMENT**  
 51 BAYVIEW WOOD  
 TORONTO, ONTARIO

DESIGNED BY: [Signature]  
 DATE: [Date]  
 SCALE: [Scale]  
 SHEET NO.: [Sheet No.]  
 TOTAL SHEETS: [Total Sheets]



**SIGNATURE PAGE**

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Legal Description:	PLAN 1534 PT LOTS 647 TO 649 PART BAYVIEW WOOD CLOSED RP 64R11993 PARTS 5 TO 17		

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