

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

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

Thursday, October 29, 2015

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

File Number:	B0036/15NY	Zoning:	R4/RD(f15.0: a550)(ZR)
Owner(s):	DOREEN E DARLING TERRY S DARLING	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	284 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 E PT LOT 79		

Notice was given and the application considered on Thursday, October 29, 2015, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Conveyed - Part 1

Address to be assigned

The frontage is 9.14m and the lot area is 365.2m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in related application A0792/15NY.

Retained - Part 2

Address to be assigned

The frontage is 9.14m and the lot area is 365.2m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in related application A0793/15NY.

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.

Coordinated Points

AUG 27 11
 Toronto Bldg 9
 North York Dist of

PLAN 2057		MAGNITUDE		DATE
1	2	1	2	3
REGD PLAN	REGD PLAN	SCALE	DATE	DATE
10/11/13	10/11/13	1:100	10/11/13	10/11/13

REPRESENTATIVE OF THE REGISTERED SURVEYOR

DATE OF THE SURVEY

DATE OF THE SURVEY

Legend

- P1 MONUMENT
- P2 MONUMENT
- P3 MONUMENT
- P4 MONUMENT
- P5 MONUMENT
- P6 MONUMENT
- P7 MONUMENT
- P8 MONUMENT
- P9 MONUMENT
- P10 MONUMENT
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- P59 MONUMENT
- P60 MONUMENT

**PLAN OF SURVEY OF
 PART OF LOT 79
 REGISTERED PLAN 2057
 CITY OF TORONTO
 (FORMERLY CITY OF NORTH YORK)**

DATE	SCALE	DESCRIPTION	DATE
10/11/13	1:100	REGISTERED PLAN 2057	10/11/13

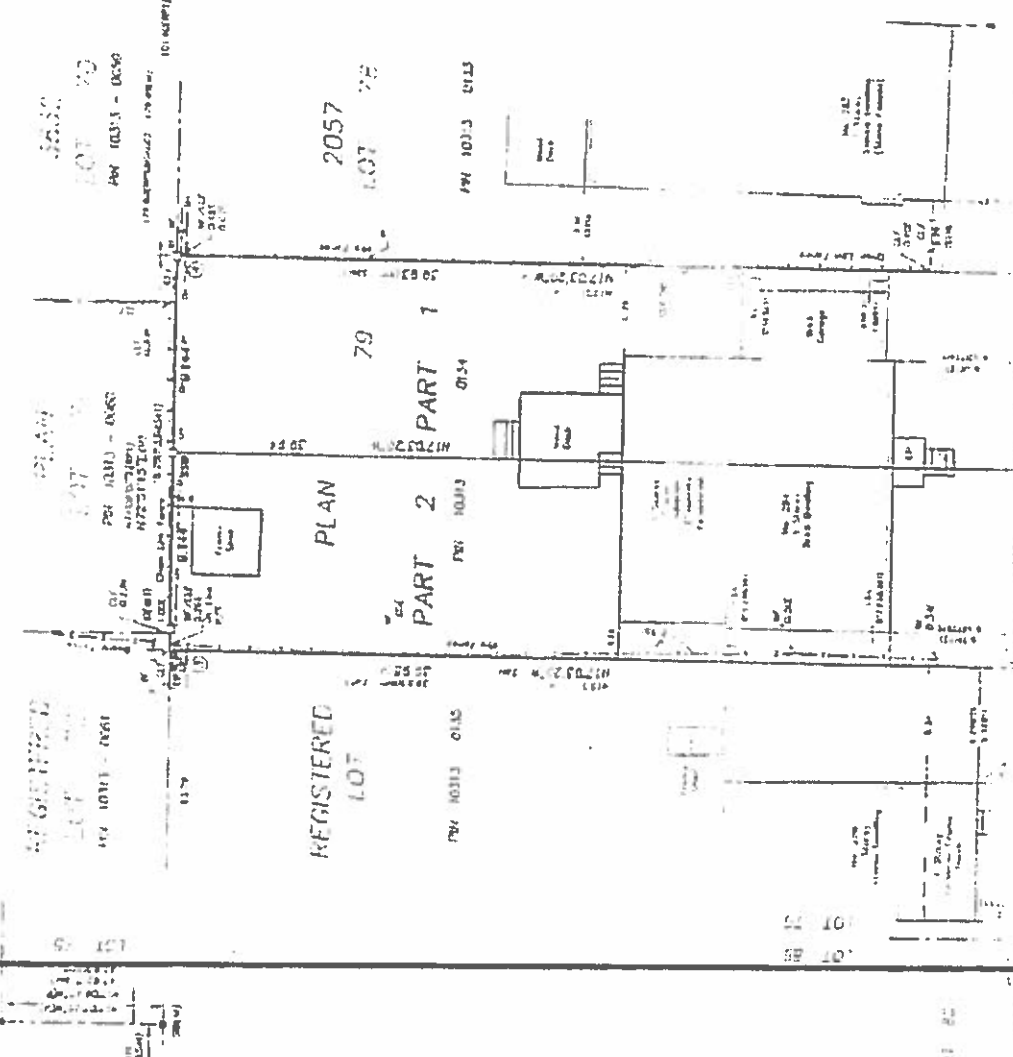
ONTARIO LAND SURVEYORS
 Integration
 MEASUREMENTS AND CORRECTIONS AND ARE NOTED
 INTO THE RECORD CONTROL FORMS USED BY THE
 FOLLOWING PART
 SEP

0201861013
 0201861014
 4812721211
 4812824124
 4812824125

AND ARE REFERRED TO THE CENTRAL MERCATOR LONGITUDE
 SYSTEM 7954 10. GROUND COORDINATE SYSTEM 7954 10
 (1977.0)

THE GRID BEARING SYSTEM MENTIONED IN THIS PLAN IS
 ESTABLISHED BY AN OPTIC / ELECTRONIC METHOD OF SURVEYING
 WHICH IS SUBJECT TO THE NATIONAL MAGNETIC ANOMALY
 ANOMALY MAPS CAN BE USED TO CORRECT FOR THE ANOMALY
 INDICATED BY THE GRANTED SURVEY PLAN.

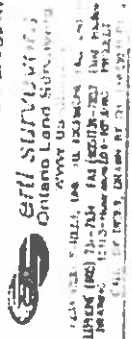
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Surveyor's Certificate

1. THIS PLAN AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
 THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND MILES ACT AND
 REGULATIONS MADE UNDER THEM.


2. THE SURVEY WAS COMPLETED ON THE DAY OF 2013



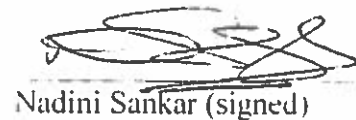
HOUNSLOW AVENUE
 PART 2057
 REGD PLAN 2057

SIGNATURE PAGE

File Number:	B0036/15NY	Zoning	R4/RD(f15.0; a550)(ZR)
Owner(s):	DOREEN E DARLING TERRY S DARLING	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	284 HOUNSLOW AVE	Community:	North York
Legal Description:	PLAN 2057 E PT LOT 79		


Giacomo Tonon (signed)



Wayne McEachern (signed)


Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, November 5, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, November 25, 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, October 29, 2015

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

File Number:	A0792/15NY	Zoning:	R4/RD(f15.0: a550)(ZR)
Owner(s):	DOREEN E DARLING TERRY S DARLING	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	284 HOUNSLOW AVE (PART 1)	Community:	North York
Legal Description:	PLAN 2057 E PT LOT 79		

Notice was given and a Public Hearing was held on Thursday, October 29, 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.

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

- Chapter 10.5.40.10(5), Zoning By-law No. 569-2013**
A minimum of 10m² of the first floor area must be within 4m of the front wall.
There is 6.4m² proposed within 4m of the front wall.
- Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
The required minimum lot area is 550m².
The proposed lot area is 365.2m².
- Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 15.0m.
The proposed lot frontage is 9.144m.
- Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30.0% of the lot area.
The proposed lot coverage is 31.9% of the lot area.
- 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.
The proposed height of the east side exterior main wall is 8.88m.

6. **Chapter 10.20.40.30.(1), Zoning By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0m.
The proposed building depth is 20.17m.
7. **Chapter 900.3.10(5), Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed west side yard setback is 0.91m
8. **Chapter 900.3.10(5), Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed east side yard setback is 1.22m.
9. **Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15.0m.
The proposed lot frontage is 9.144m.
10. **Section 13.2.2, Zoning By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 365.2m².
11. **Section 13.2.3(b), Zoning By-law No. 7625**
The required minimum side yard setbacks are 1.5m each side.
The proposed west side yard setback is 0.91m.
12. **Section 13.2.3(b), Zoning By-law No. 7625**
The required minimum side yard setbacks are 1.5m each side.
The proposed east side yard setback is 1.22m.
13. **Section 13.2.4, Zoning By-law No. 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 31.9% of the lot area.
14. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m. T
The proposed building height is 9.26m.
15. **Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.61m.
16. **Section 6(8), Zoning By-law No. 7625**
The minimum required lot width is 15.0m.
The proposed lot width is 9.144m.

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:~~

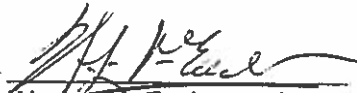
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

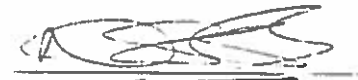
File Number:	A0792/15NY	Zoning	R4/RD(f15.0: a550)(ZR)
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Property Address:	284 HOUNSLOW AVE (PART 1)	Community:	North York
Legal Description:	PLAN 2057 E PT LOT 79		



Giacomo Tonon (signed)



Wayne McEachern (signed)

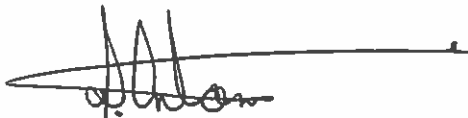


Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, November 5, 2015

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

CERTIFIED TRUE COPY



Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, October 29, 2015

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

File Number:	A0793/15NY	Zoning:	R4/RD(f15.0: a550)ZR
Owner(s):	TERRY S DARLING TERRY S DARLING	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	284 HOUNSLOW AVE (PART 2)	Community:	North York
Legal Description:	PLAN 2057 E PT LOT 79		

Notice was given and a Public Hearing was held on Thursday, October 29, 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.

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

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16. **Section 6(8), Zoning By-law No. 7625**
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The proposed lot width is 9.144m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:


The Minor Variance Application is Refused

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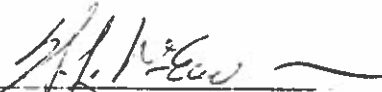
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- The general intent and purpose of the Zoning By-law is not maintained.
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- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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Owner:	TERRY S DARLING	Ward:	Willowdale (23)
Agent:	TERRY S DARLING	Heritage:	Not Applicable
Property Address:	RUBINOFF DESIGN GROUP	Community:	North York
	284 HOUNSLOW AVE		
	(PART 2)		
Legal Description:	PLAN 2057 E PT LOT 79		



Giacomo Tonon (signed)



Wayne McEachern (signed)



Nadini Sankar (signed)

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