

Wednesday, April 20, 2016

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

File Number:	B0001/16NY	Zoning:	R5 / RD (f15.0; a550) (x5)(ZR)
Owner(s):	SUSAN KORKMAZ SALIH KORKMAZ	Ward:	Eglinton-Lawrence (15)
Agent:	ANTHONY CESARIO	Heritage:	Not Applicable
Property Address:	720 MARLEE AVE	Community:	North York
Legal Description:	PLAN 3761 LOT 7		

Notice was given and the application considered on Wednesday, April 20, 2016, 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 7.62m and the lot area is 348.07m<sup>2</sup>. The property will be redeveloped as the site of a new detached three-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in Application A0028/16NY.

**Conveyed - Part 2**

Address to be assigned

The frontage is 7.62m and the lot area is 348.07m<sup>2</sup>. The property will be redeveloped as the site of a new detached three-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in Application A0029/16NY.

**File Numbers B0001/16NY, A0028/16NY and A0029/16NY 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 is premature.
- 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.

**SIGNATURE PAGE**

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Property Address:	720 MARLEE AVE	Community:	North York
Legal Description:	PLAN 3761 LOT 7		

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Rick Ross (signed)

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Denise Graham (signed)

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Giacomo Tonon (signed)

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Bruce Mullock (signed)

DATE DECISION MAILED ON: Wednesday, April 27, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, May 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.

Wednesday, April 20, 2016

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

File Number:	A0028/16NY	Zoning	R5 / RD (f15.0; a550) (x5)(ZR)
Owner(s):	SUSAN KORKMAZ SALIH KORKMAZ	Ward:	Eglinton-Lawrence (15)
Agent:	ANTHONY CESARIO	Heritage:	Not Applicable
Property Address:	720 MARLEE AVE – Part 1	Community:	North York
Legal Description:	PLAN 3761 LOT 7		

Notice was given and a Public Hearing was held on Wednesday, April 20, 2016, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached three-storey dwelling with an integral garage. The existing dwelling would be demolished. File Numbers B0001/16NY, A0028/16NY and A0029/16NY 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 550m<sup>2</sup>.  
The proposed lot area is 348.07m<sup>2</sup>.
- Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
The required minimum lot frontage is 15m.  
The proposed lot frontage is 7.62m.
- Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**  
The permitted maximum height of a building is 10m.  
The proposed height of the building is 10.28m.
- 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 side exterior main walls facing a side lot line is 8.75m.
- Chapter 10.20.40.10.(3), Zoning By-law No. 569-2013**  
The permitted maximum number of storeys is 2.  
The proposed number of storeys is 3.
- Chapter 10.20.40.20(1), Zoning By-law No. 569-2013**  
The permitted maximum building length for a detached house is 17.0m.

The proposed building length is 17.09m.

7. **Chapter 10.20.40.70.(4), Zoning By-law No. 569-2013**  
The required minimum side yard setback is 1.8m.  
The proposed north side yard setback is 1.2m.
8. **Chapter 10.20.40.70.(4), Zoning By-law No. 569-2013**  
The required minimum side yard setback is 1.8m.  
The proposed south side yard setback is 0.53m.
9. **Section 14.2.2, Zoning By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 348.07m<sup>2</sup>.
10. **Section 14.2.1, Zoning By-law No. 7625**  
The minimum required lot frontage is 15m.  
The proposed lot frontage is 7.62m.
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. **Section 14.2.3(b), Zoning By-law No. 7625**  
The minimum required south side yard setback is 1.5m.  
The proposed south side yard setback is 0.53m.
13. **Section 14.2.3(b), Zoning By-law No. 7625**  
The minimum required north side yard setback is 1.5m.  
The proposed north side yard setback is 1.2m.
14. **Section 14.2.5A, Zoning By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 17.06m.
15. **Section 14.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.56m.
16. **Section 14.2.6, Zoning By-law No. 7625**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.

**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**

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Property Address:	<b>720 MARLEE AVE – Part 1</b>	Community:	North York
Legal Description:	PLAN 3761 LOT 7		

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Rick Ross (signed)

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

\_\_\_\_\_  
Giacomo Tonon (signed)

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

DATE DECISION MAILED ON: Wednesday, April 27, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, May 10, 2016

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Wednesday, April 20, 2016

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MINOR VARIANCE/PERMISSION  
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File Number:	A0029/16NY	Zoning	R5 / RD (f15.0; a550) (x5)(ZR)
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Agent:	ANTHONY CESARIO	Heritage:	Not Applicable
Property Address:	720 MARLEE AVE – Part 2	Community:	North York
Legal Description:	PLAN 3761 LOT 7		

Notice was given and a Public Hearing was held on Wednesday, April 20, 2016, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached three-storey dwelling with an integral garage. The existing dwelling would be demolished. File Numbers B0001/16NY, A0028/16NY and A0029/16NY will be considered jointly.

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

- Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**  
B) The required minimum lot area is 550m<sup>2</sup>.  
The proposed lot area is 348.07m<sup>2</sup>.
- Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
A) The required minimum lot frontage is 15m.  
The proposed lot frontage is 7.62m.
- Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**  
A) The permitted maximum height of a building is 10m.  
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