

Mailed on/before: Monday, May 2, 2016

REVISED
PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

MEETING DATE AND TIME: Thursday, May 12, 2016 at 3:30 p.m.

LOCATION: Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number:	A1140/15NY	Zoning	R4/RD (f15.0; a550) (x5)[ZONING]
Owner(s):	HARWINDER KALSI	Ward:	Willowdale (23)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	271 POYNTZ AVE	Community:	North York
Legal Description:	PLAN 1743 LOTS 724 AND 725		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing three-storey dwelling. Please be advised the subject property went before the Committee of Adjustment on February 18th, 2016, DEFERRED SINE DIE in order to allow the applicant an opportunity to make revisions to the application.

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

- Chapter 10.5.40.10(5), By-law No. 569-2013**
A minimum of 10m² of the first floor must be within 4m of the front main wall.
The proposed is 0m².
- Chapter 10.20.40.10.(3), By-law No. 569-2013**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted finished first floor height above established grade is 1.2m.
The proposed finished first floor height above established grade is 1.56m.
- Chapter 10.20.40.50.(1), By-law No. 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4.0m².
The proposed area of the rear platform (deck) at or above the second storey is 7.8m².
- Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.5m.
The proposed finished first floor height is 1.71m.



271 POYTNZ AVE.

A1140/15NY



RECEIVED

DEC 30 2015

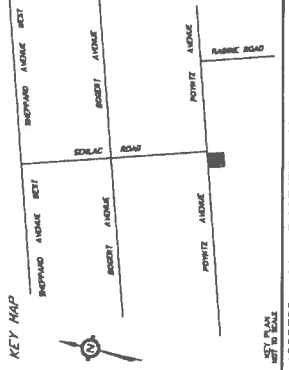
Toronto Building
North York District



PLAN
10184-0129

P O Y N T Z A V E N U E
(DEDICATE BY REGISTERED PLAN NUMBER 1743)
(AS CONFIRMED BY PLAN 84841043)
PLAN 10184-0312 (L.T)

DATE
NOV 10 2014



ADDRESS: 271 POYNTZ AVENUE

SITE PLAN SHOWING EXISTING CONDITIONS OF
ALL OF LOTS 724 & 725
REGISTERED PLAN 1743
IN THE
CITY OF TORONTO
(FORMER CITY OF NORTH YORK)
(FORMER MUNICIPALITY OF METROPOLITAN TORONTO)

SCALE: 1:200
0 1 2 3 4 5 10 20 METERS

MAJOR FATHI
P.L.A.N. 10184-0129
© COPYRIGHT 2014

LEGEND

- DENOTES CATCH BASIN
- DENOTES CONIFEROUS TREE
- DENOTES DOUBLE CATCH BASIN
- DENOTES UTILITY POLE
- DENOTES UTILITY POLES
- DENOTES EXISTING ELEVATION
- DENOTES SUBJECT LANDS BOUNDARY
- DENOTES BENCH MARK
- DENOTES LIMIT OF STREET
- DENOTES FENCE LINE

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE

BEARINGS AND DISTANCES AND ARE REFERRED TO THE SOUTHERLY
LIMIT OF POYNTZ AVENUE HAVING A BEARING OF N7231107E
AS SHOWN ON PLAN 84841043.

BENCH MARK

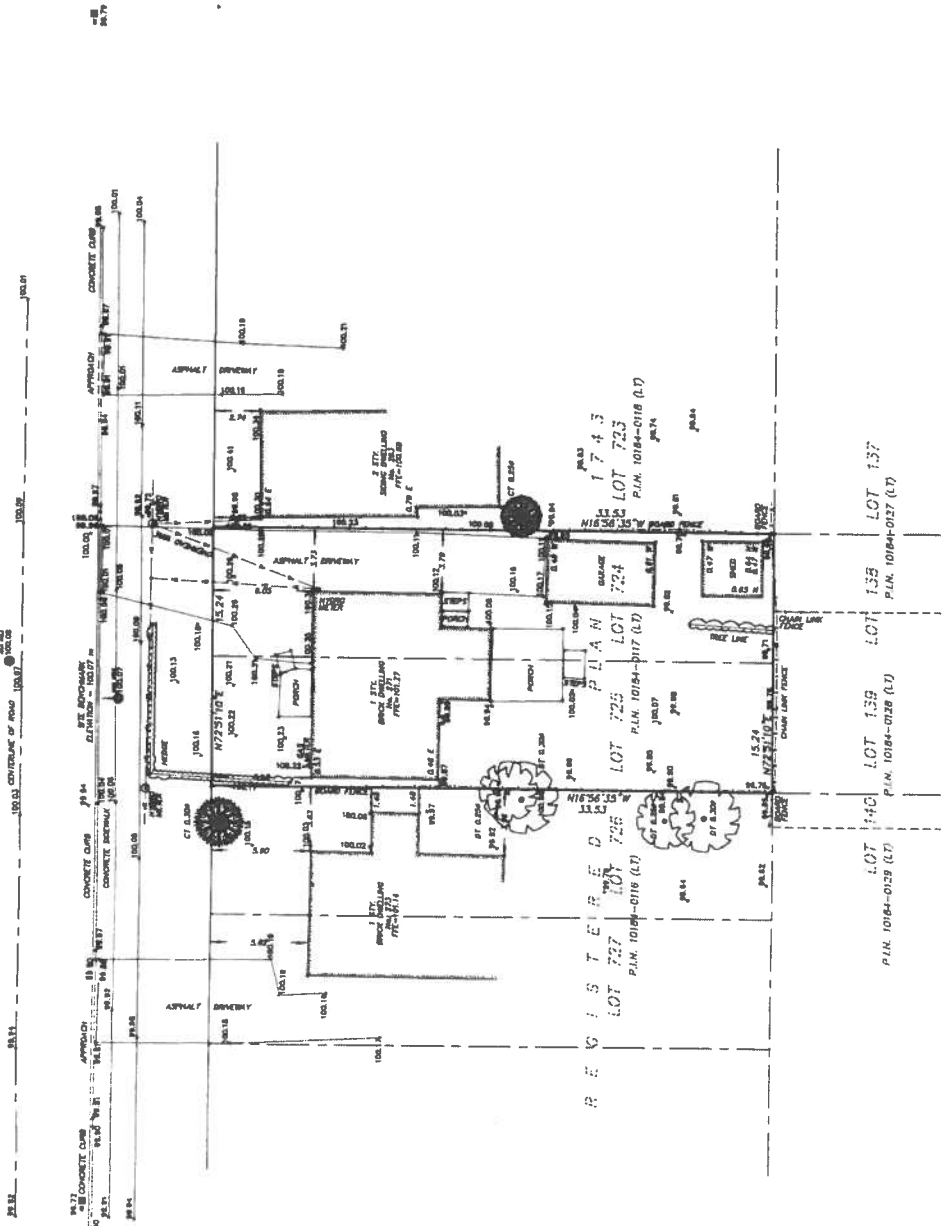
ELEVATIONS ARE ASSUMED AND ARE REFERRED TO A
MAN HOLE LOCATED AT THE FRONT OF THE SUBJECT LANDS
HAVING AN ELEVATION OF 100.07 METERS.



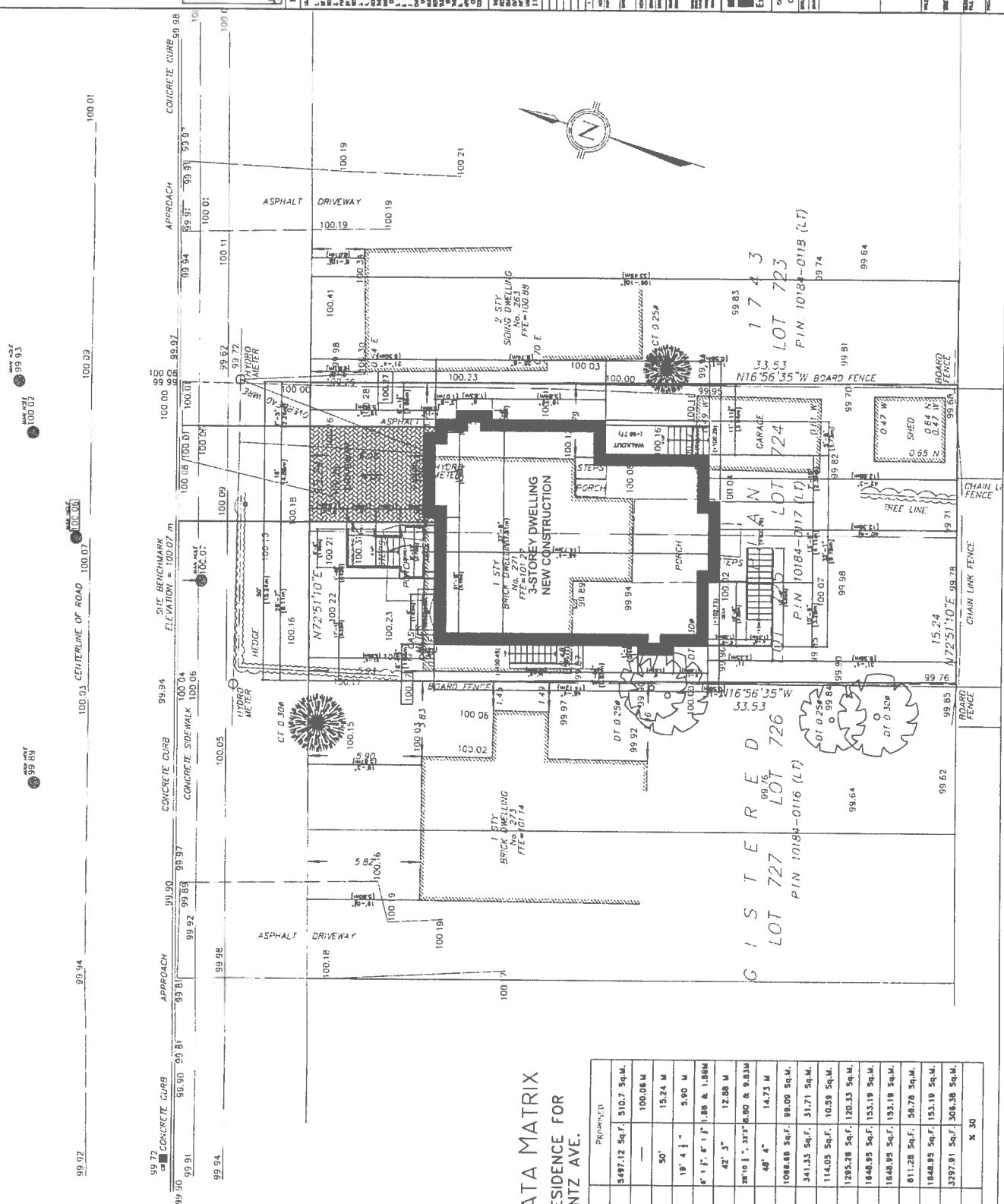
DATE: NOVEMBER 10, 2014

NO	REVISION	DATE	APP

Barry Skonkle
Professional Engineer
11 - 10184-0129-0129-0129-0129



POINTZ AVENUE
 (DEDICATE BY REGISTERED PLAN NUMBER 1743)
 (AS CONFIRMED BY PLAN 648A1043)
 P.I.N. 10184-0312 (LT)



ZONING DATA MATRIX
 PROPOSED RESIDENCE FOR
 271 POINTZ AVE.

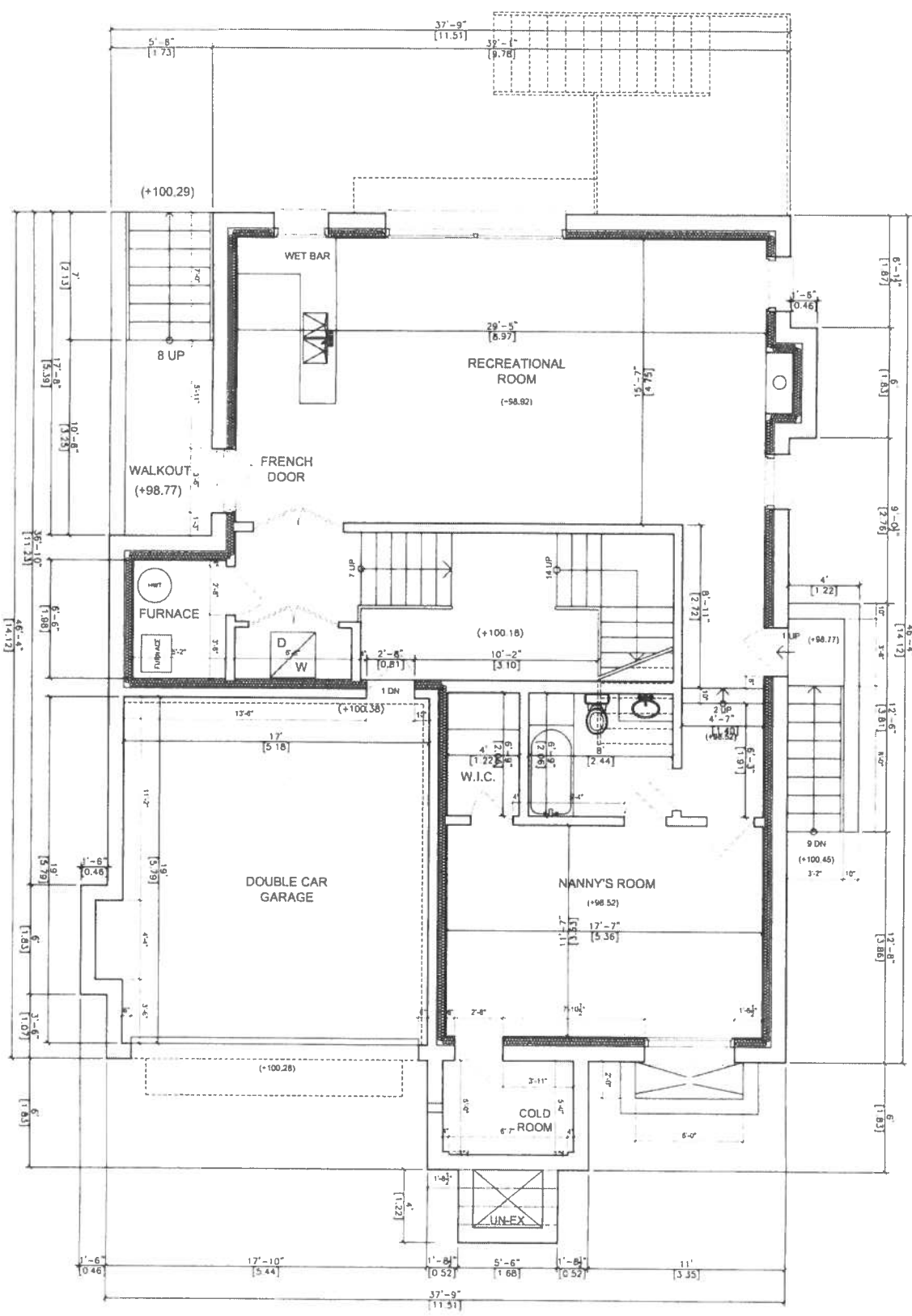
	PROPOSED
Lot Area	5497.12 Sq.F. 510.7 Sq.M.
Are Grade @ of Street	100.06 M
Frontage	50' 15.24 M
Front Yard Setback	19' 4" 5.90 M
Side Yard Setback	11' 1" 3.38 M & 1.80 M
Rear Yard Setback	42' 3" 12.88 M
Height	36' 10" 11.23 M & 9.83 M
Length	48' 4" 14.73 M
Front Yard Area	1088.88 Sq.F. 99.09 Sq.M.
Driveway Area	341.33 Sq.F. 31.71 Sq.M.
Porch & Walk Way Area	114.05 Sq.F. 10.59 Sq.M.
Basement Floor Area (Excluding garage)	1295.28 Sq.F. 120.33 Sq.M.
Main Floor Area	1848.95 Sq.F. 155.19 Sq.M.
Second Floor Area	1648.95 Sq.F. 133.19 Sq.M.
Soil Landscaping Area	611.28 Sq.F. 56.78 Sq.M.
Foal Print Area	1648.95 Sq.F. 153.19 Sq.M.
Gross Floor Area	3797.91 Sq.F. 356.38 Sq.M.
Coverage	X 30

PMP Design Group
 Exclusive Residential Design
 6075 YONGE ST. UNIT 304, MARKHAM
 C. 416-809-1338 T. 416-822-9333
 www.pmpdesign.com

DATE: 2015, MAY 31
 PROJECT NO: 18724

City of Toronto
 Ontario, Canada
 271 POINTZ AVE.
 COVER
 430
A0

NEW PLAN: N.T.S.
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NO.	DESCRIPTION	DATE
1	ZONING & COA	28.12.2015
2	REVISION	20.04.2016

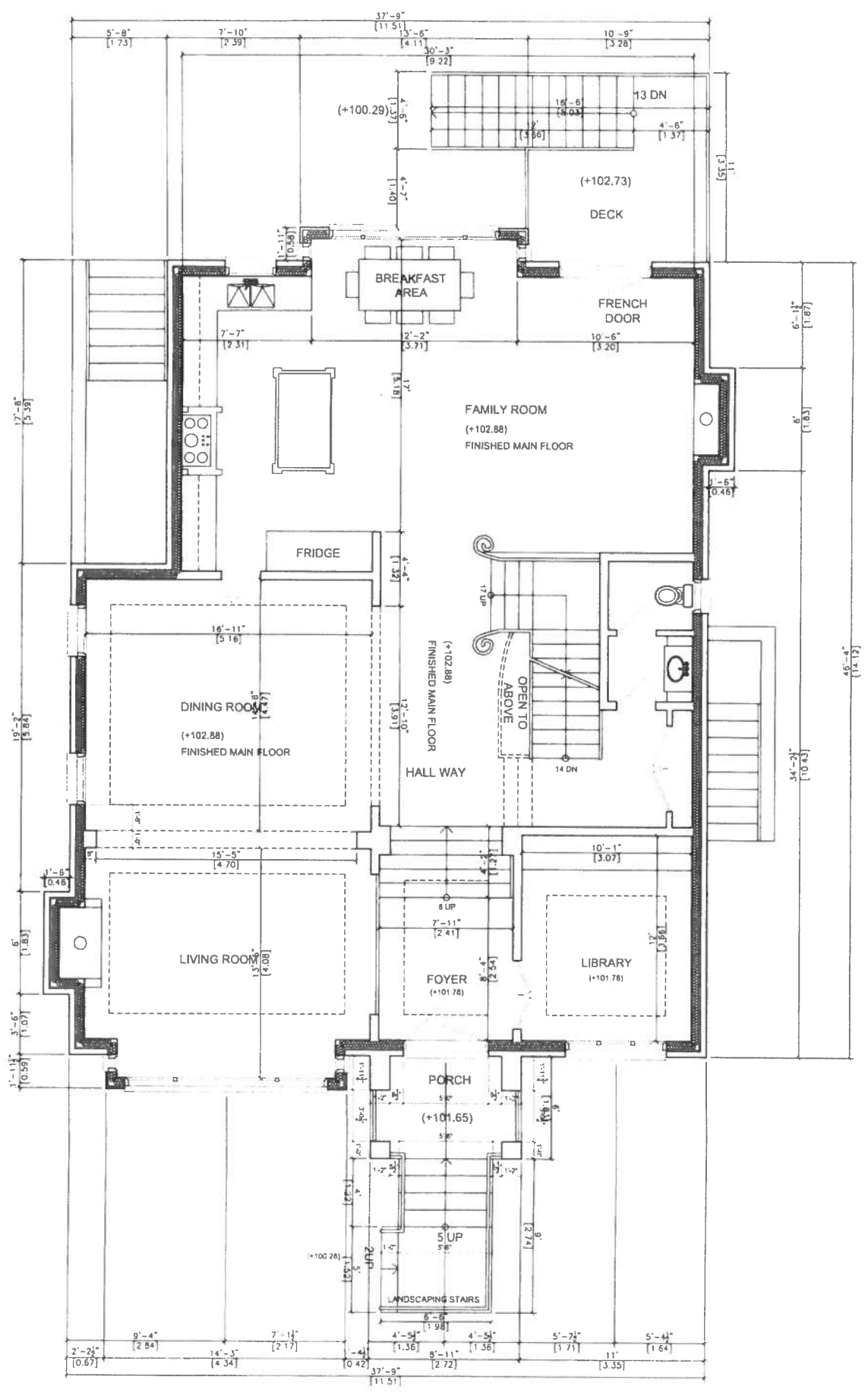
PMP Design Group
Exclusive Residential Design

Drawing Title
BASEMENT PLAN

PROJECT Title
271 POYNTZ AVE.
TORONTO
ONTARIO

Scale: 3/64"=1'-0"
Drawn by:
Checked by: M.H.
Project No.:
Date: 2015, DEC. 28

A2



1	ZONING & CDA	28.12.2015
2	ISSUE FROM	2015.MAY

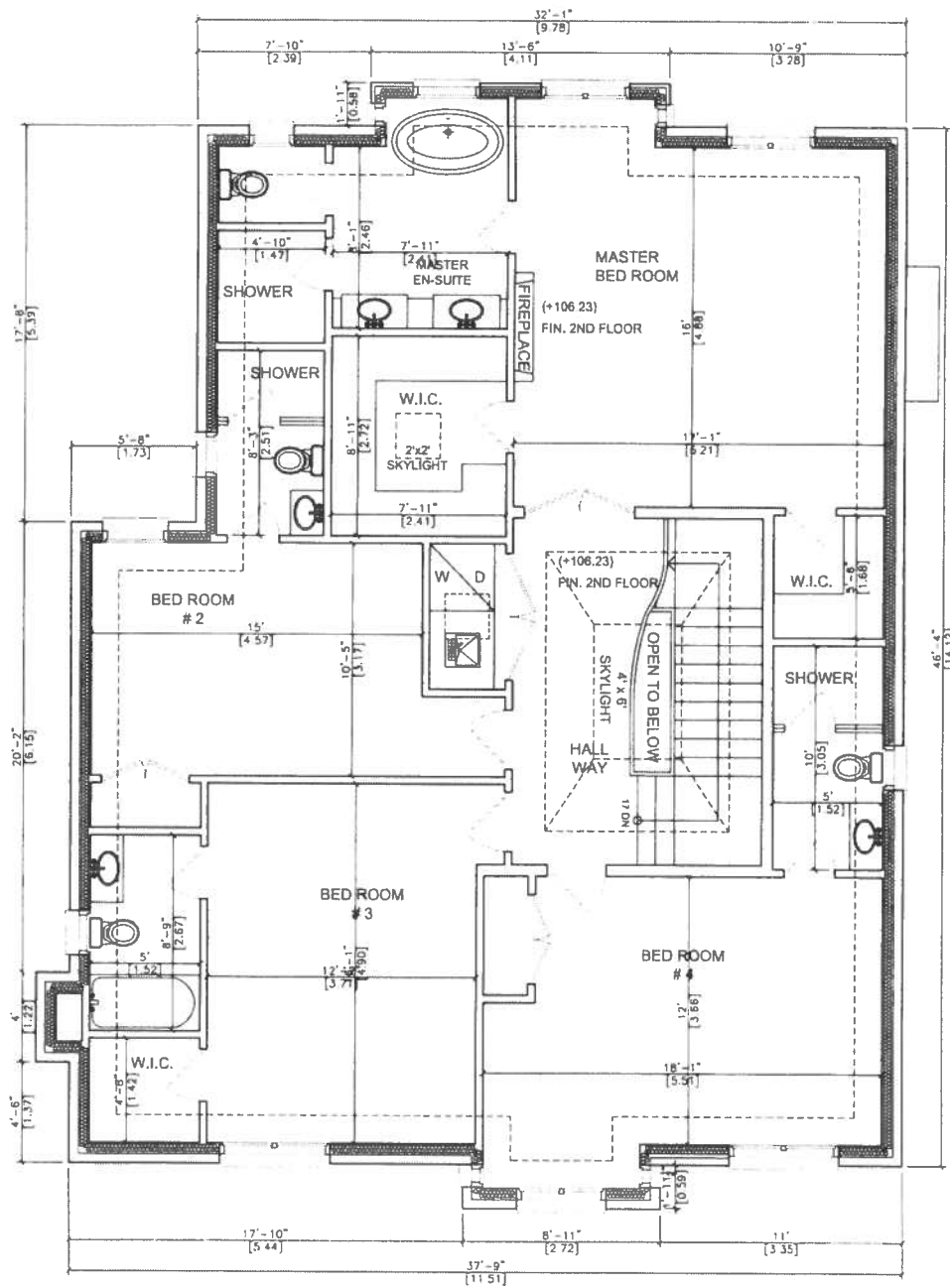
PMP Des. In Group
 Exclusive Residential Design

Drawing Title
MAIN FLOOR PLAN

PROJECT Title
 271 POYNTZ AVE.
 TORONTO
 ONTARIO

Scale: 1/16"=1'-0"
 Drawn by:
 Checked by: M.H.
 Project No.
 Date: 2015, DEC 28

A3



NO	REVISION	DATE
1	ZONING & CDA	28.12.2015
2	MSLP O/F	20 MAR 2016

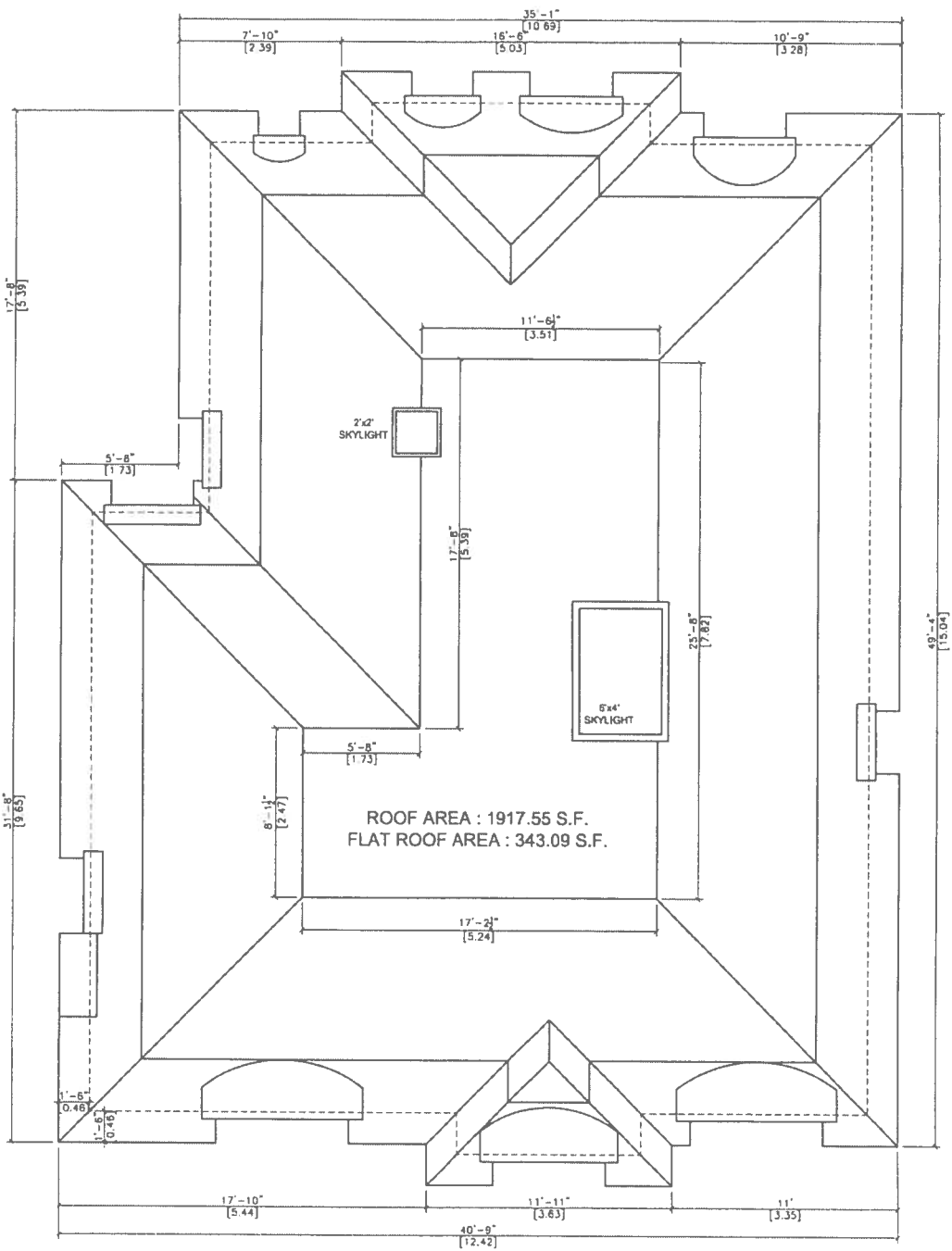
PMP Design Group
Exclusive Residential Design

Drawing Title
SECOND FLOOR PLAN

PROJECT Title
271 POYNTZ AVE
TORONTO
ONTARIO

Scale: 3/8" = 1'-0"
Drawn by:
Checked by: M.H.
Project No.
Date: 2015, DEC 25

A4



1	ZONING & COA	28.12.2013
2	REVISION FOR	00.04.17.17

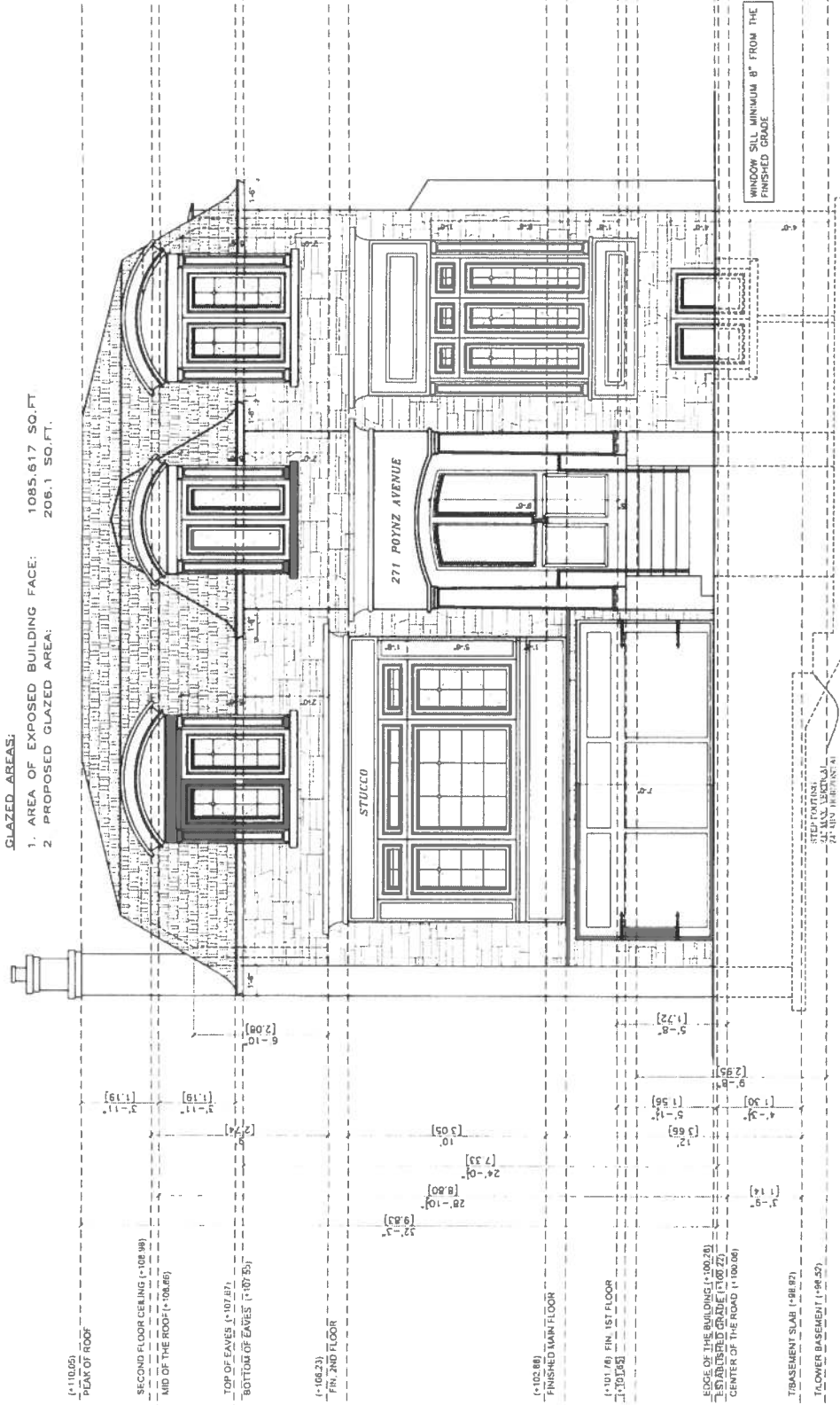
PMP Design Group
 Exclusive Residential Design

Drawing Title
ROOF PLAN

PROJECT Title
 271 POYNITZ AVE.
 TORONTO
 ONTARIO

Scale: 3/8" = 1'-0"
 Drawn by:
 Checked by: M.H.
 Project No.
 Date: 2013, DEC 28

A5



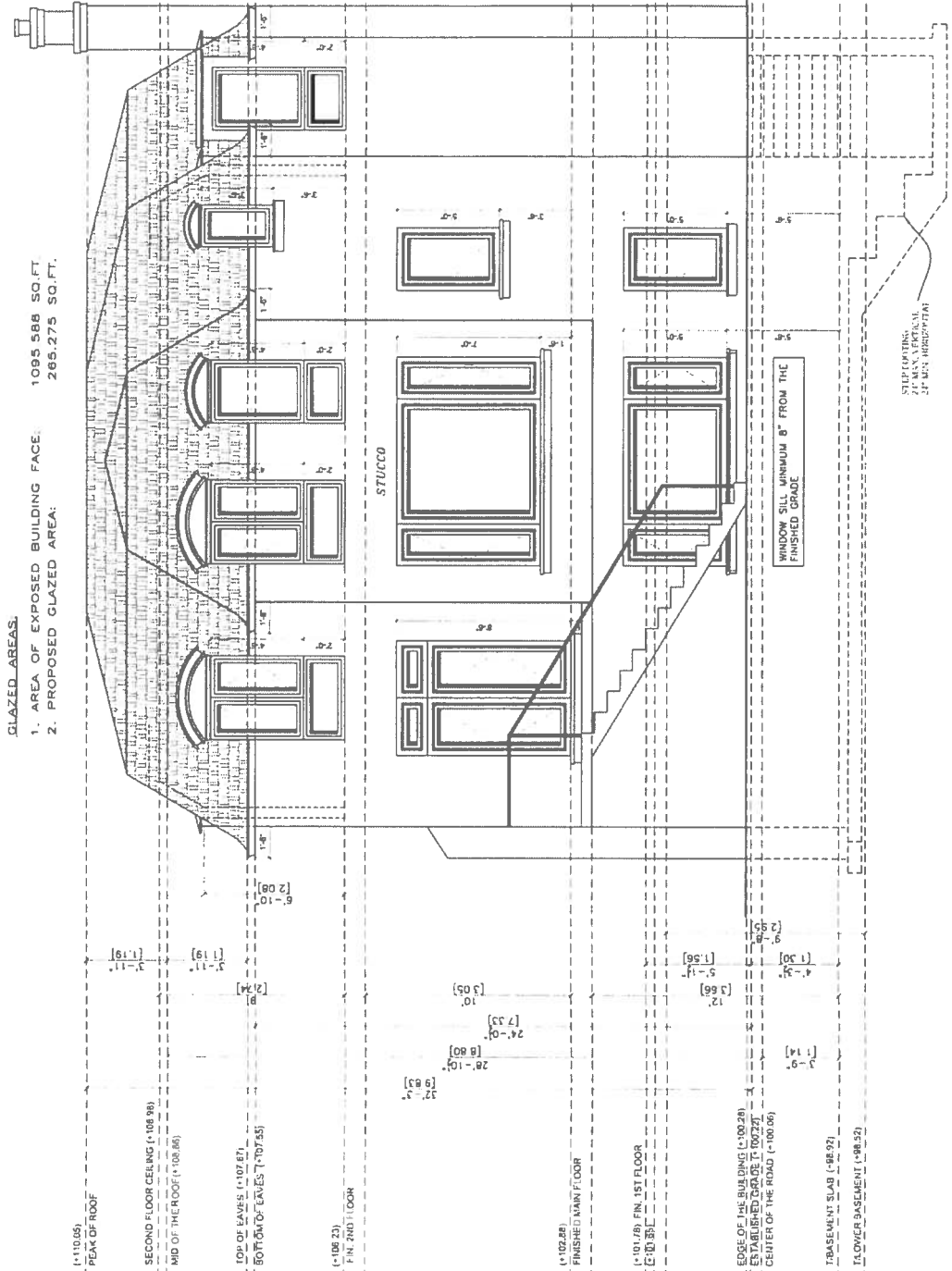
GLAZED AREAS:
 1. AREA OF EXPOSED BUILDING FACE: 1085.617 SQ.FT.
 2. PROPOSED GLAZED AREA: 206.1 SQ.FT.

(-116.05) PEAK OF ROOF
 SECOND FLOOR CEILING (+108.98)
 MID OF THE ROOF (+108.67)
 TOP OF EAVES (+107.87)
 BOTTOM OF EAVES (+107.55)
 (-108.23) FIN. 2ND FLOOR
 (-102.88) FINISHED MAIN FLOOR
 (-101.78) FIN. 1ST FLOOR
 (-100.28)
 EDGE OF THE BUILDING (-100.28)
 FINISHED GRADE (+00.00)
 CENTER OF THE ROAD (+00.06)
 TOWER BASEMENT (-98.42)
 FLOOR FINISH (+98.42)

WINDOW SILL MINIMUM 8" FROM THE FINISHED GRADE

STEP DOWN 24" MAX. LENGTH 24" MIN. HEIGHT 4"

GLAZED AREAS:
 1. AREA OF EXPOSED BUILDING FACE: 1095.588 SQ.FT
 2. PROPOSED GLAZED AREA: 265.275 SQ.FT.



STUCCO
 WINDOW SILL MINIMUM 8" FROM THE FINISHED GRADE
 STEEPENING: 24 MAX. VERTICAL, 24 MIN. HORIZONTAL

- (+110.05) PEAK OF ROOF
- SECOND FLOOR CEILING (+108.98)
- MID OF THE ROOF (+100.00)
- TOP OF EAVES (+107.61)
- BOTTOM OF EAVES (+107.45)
- (+106.23) FIN. 2ND FLOOR
- (+102.48) FINISHED MAIN FLOOR
- (+101.78) FIN. 1ST FLOOR
- (+100.85) FINISHED GRADE TO 100722
- EDGE OF THE BUILDING (+100.20) ESTABLISHED GRADE TO 100722
- CENTER OF THE ROAD (+100.00)
- BASEMENT SLAB (+98.92)
- TOWER BASEMENT (+98.32)

NO.	DATE	BY	REVISIONS
1	2015 DEC 28	M.H.	ISSUED FOR PERMIT

PMP
Exclusive Residential Design
Design Group

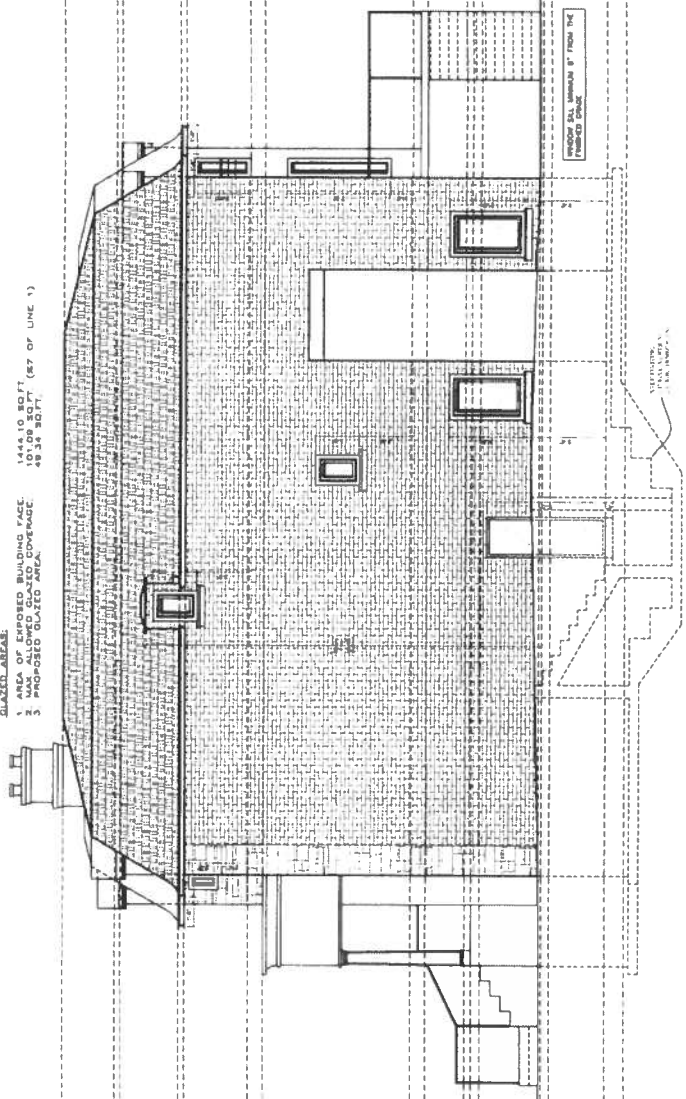
Drawing Title
WEST SIDE ELEVATION

PROJECT INFO
**271 POYNTZ AVE
TORONTO
ONTARIO**

Scale:	As Shown
Drawn by:	M.H.
Checked by:	M.H.
Project No.:	2015 DEC 28
Date:	

A8

GLAZED AREAS:
 1 AREA OF EXPOSED BUILDING FACE
 2 AREA OF EXPOSED GLAZED SURFACE
 3 PROPOSED GLAZED AREA



1'-0" 2'-0" 3'-0" 4'-0" 5'-0" 6'-0" 7'-0" 8'-0" 9'-0" 10'-0" 11'-0" 12'-0" 13'-0" 14'-0" 15'-0" 16'-0" 17'-0" 18'-0" 19'-0" 20'-0" 21'-0" 22'-0" 23'-0" 24'-0" 25'-0" 26'-0" 27'-0" 28'-0" 29'-0" 30'-0" 31'-0" 32'-0" 33'-0" 34'-0" 35'-0" 36'-0" 37'-0" 38'-0" 39'-0" 40'-0" 41'-0" 42'-0" 43'-0" 44'-0" 45'-0" 46'-0" 47'-0" 48'-0" 49'-0" 50'-0" 51'-0" 52'-0" 53'-0" 54'-0" 55'-0" 56'-0" 57'-0" 58'-0" 59'-0" 60'-0" 61'-0" 62'-0" 63'-0" 64'-0" 65'-0" 66'-0" 67'-0" 68'-0" 69'-0" 70'-0" 71'-0" 72'-0" 73'-0" 74'-0" 75'-0" 76'-0" 77'-0" 78'-0" 79'-0" 80'-0" 81'-0" 82'-0" 83'-0" 84'-0" 85'-0" 86'-0" 87'-0" 88'-0" 89'-0" 90'-0" 91'-0" 92'-0" 93'-0" 94'-0" 95'-0" 96'-0" 97'-0" 98'-0" 99'-0" 100'-0"

NO.	1
REVISION	1
DATE	28.12.2015
BY	ZONING & COA
CHECKED BY	
DATE	
BY	
CHECKED BY	
DATE	
BY	

PMP
Exclusive Residential Design
Design Group

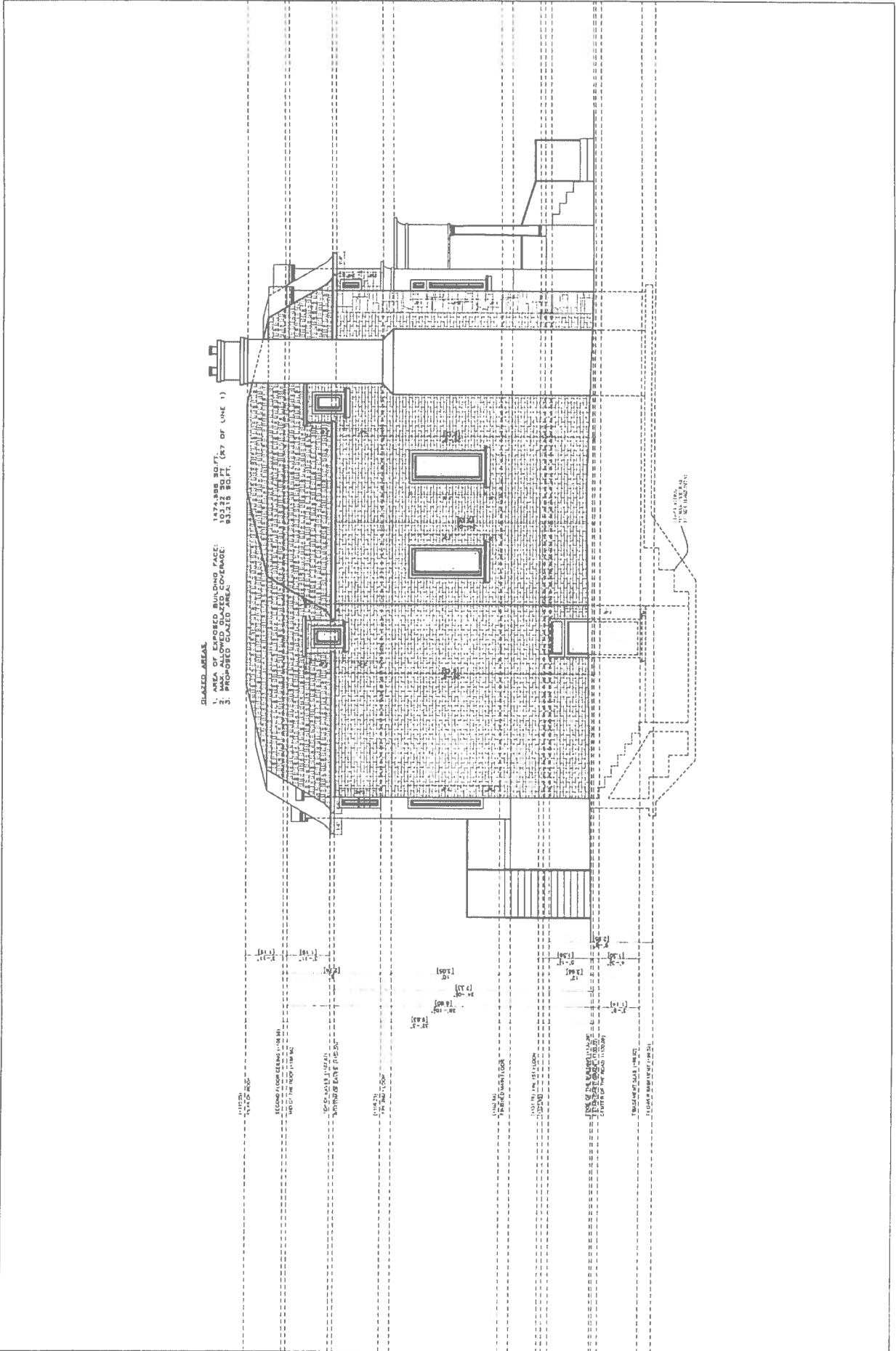
PROJECT TITLE
EAST SIDE ELEVATION

PROJECT NO.
**271 POYNTZ AVE
TORONTO
ONTARIO**

Scale:
Checked by: M.H.
2015 DEC 28

A9

GLAZED AREA
1. 157,886 SQ. FT.
2. 102,212 SQ. FT. (K7 OF UMC 1)
3. MAX. ALLOWED GLAZED COVERAGE
4. 83,215 SQ. FT.



36. 271 POYNTZ AVE

File Number:	A1140/15NY	Zoning	R4/RD (f15.0; a550) (x5)[ZONING]
Owner(s):	HARWINDER KALSI	Ward:	Willowdale (23)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	271 POYNTZ AVE	Community:	North York
Legal Description:	PLAN 1743 LOTS 724 AND 725		

PURPOSE OF THE APPLICATION:

To construct a new three-storey dwelling. The existing dwelling would be demolished. Please be advised the subject property went before the Committee of Adjustment on January 8, 2015, which the application was REFUSED.

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

- Chapter 10.5.40.10(5), By-law No. 569-2013**
A minimum of 10m² of the first floor must be within 4m of the front main wall.
The proposed is 0m².
- Chapter 10.20.40.10.(3), By-law No. 569-2013**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted finished first floor height above established grade is 1.2m.
The proposed finished first floor height above established grade is 1.56m.
- Chapter 10.20.40.50.(1), By-law No. 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4.0m².
The proposed area of the rear platform (deck) at or above the second storey is 7.8m².
- Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.5m.
The proposed finished first floor height is 1.71m.

The Committee had before it the following communications:

- A staff report dated February 16, 2016, from Joe Nanos, Director, Community Planning, North York District, commenting on this application.
- A copy of the Notice of Decision for Application No. A881/14NY dated January 8, 2015.
- A copy of the Notice of Decision for Application No. A0116/15NY dated March 26, 2015.
- A communication dated February 8, 2016, from Ellen Schoenberger, 244 Poyntz Avenue, Toronto, Ontario, M2N 1J7, in opposition to this application.

- A memorandum dated February 18, 2016, from Councillor Fillion, Ward 23, requesting that the Committee consider refusing this application.
- A communication dated February 17, 2016, Mary Lippert, 242 Johnston Avenue, Toronto, Ontario, M2N 1H6, in opposition to this application.
- An e-mail dated February 9, 2016, from Paul Martin, Vice President, West Lansing Homeowners Association, in opposition to this application.

The following persons appeared before the Committee of Adjustment in connection with the foregoing matter:

- Mehran Heydari, Agent for Owner of the subject property, who commented on the merits of this application.
- Stephanie Foster, 263 Poyntz Avenue, Toronto, Ontario, M2N 1J8, who spoke in opposition to this application.
- Mary Lippert, 242 Johnston Avenue, Toronto, Ontario, M2N 1H6, who spoke in opposition to this application.
- Seyed, Representative for the Owner of the subject property, who commented on the merits of this application.
- Harwinder Kalsi, Owner of the subject property.

MOTION: It was moved by Mr. Tonon, and seconded by Ms. Sankar, that the application be **APPROVED**.

Opposed: Ms. Graham and and Mr. McEachern

The chair voted against the motion and therefore the motion fails.

MOTION: It was moved by Ms. Graham that this application be **DEFERRED SINE DIE** in order to allow the applicant an opportunity to meet with the neighbours and Councillor.

There was no seconder and therefore the motion fails.

MOTION: It was moved by Ms. Graham, and seconded by Mr. McEachern, that the application be **REFUSED**.

Opposed: Mr. Tonon and Ms. Sankar

The chair voted against the motion and therefore the motion fails.

DECISION: It was moved by Mr. Ross, seconded by Ms. Graham and carried unanimously that this application be **DEFERRED SINE DIE** in order to allow the applicant an opportunity to make revisions to the application.

Stephanie Hong

From: Mike <mplanning@rogers.com>
Sent: March-31-16 11:35 PM
To: Stephanie Hong
Cc: Saeid Sarrafian
Subject: RE: C of A File A1140/15NY - 271 Poyntz Avenue Minor variance Application

Hi Stephanie,

There is no change intended. We would be bringing forward the application as submitted since the dwelling is already built and the relief sought is to maintain the structure.

Regards,

Mike Manett

MPLAN Inc.
23 Foxwood Road
Thornhill, ON L4J 9C4
(905) 889-1564
fax: (905) 889-6309
cell: (416) 706-9460
email: mplanning@rogers.com

This e-mail may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use or copying of this e-mail or the information it contains by other than an intended recipient is unauthorized. If you received this e-mail in error, please advise me (by return e-mail or otherwise) immediately.

From: Stephanie Hong [mailto:shong@toronto.ca]
Sent: Thursday, March 31, 2016 12:09 PM
To: 'Mike'
Subject: RE: C of A File A1140/15NY - 271 Poyntz Avenue Minor variance Application

Hi Mike,
Do you have any revised zoning review and drawings to submit?
Thanks,
Stephanie

From: Sai-Man Lam
Sent: March-29-16 9:30 AM
To: 'Mike'
Cc: Stephanie Hong
Subject: FW: C of A File A1140/15NY - 271 Poyntz Avenue Minor variance Application

Hi Mike

The C of A staff member who worked on this file was Stephanie Hong - she is currently on secondment but is scheduled to be back shortly.

If it is to go back, I believe the first date available is sometime in May.

The letter of attached authorization will be placed in the file by the C of A staff member.



Sai-Man Lam
Senior Planner

City of Toronto
Committee of Adjustment, City Planning
North York Civic Centre
5100 Yonge Street, Ground Floor
Toronto, Ontario M2N 5V7

Tel: 416-395-7402
Fax: 416-395-7200
Email: slam@toronto.ca

From: Mike [<mailto:mplanning@rogers.com>]
Sent: March-24-16 5:22 PM
To: Sai-Man Lam
Subject: C of A File A1140/15NY - 271 Poyntz Avenue Minor variance Application

Hi Simon,

I have been retained by Dr. Harwinder Kalsi, owner of the property that is the subject of the above noted Minor Variance Application. Attached is a Letter of Authorization providing for me to act on the owner's behalf for this application.

As you are aware this application was on the February 18, 2016 Agenda and was deferred in order to allow the owner to have discussions with the Local Councillor. Unfortunately, the Councillor's Assistant advised that no meeting would take place. I would like to have this matter brought back to the Committee for consideration and will provide a planning presentation to the Committee in support of the application once it is rescheduled. Please advise us if any additional information is required in order to have the matter put on an upcoming agenda and the potential date(s) for the Committee Meeting at which the application will be considered. Thank you.

Regards,

Mike Manett

MPLAN Inc.
23 Foxwood Road
Thornhill, ON L4J 9C4
(905) 889-1564
fax: (905) 889-6309
cell: (416) 706-9460
email: mplanning@rogers.com



STAFF REPORT
Committee of Adjustment
Application

Date:	February 16, 2016
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Joe Nanos, Director, Community Planning, North York District
Wards:	Ward 23 (Willowdale)
Reference:	File No. A1140/15NY Address: 271 POYNTZ AVE Application to be heard: Thursday, February 18, 2016 at 1:30 p.m.

RECOMMENDATION

Should the Committee approve this application, Planning recommends that any approval be subject to the following condition:

1. The proposal be developed in accordance with the front elevation drawing, date stamped received by the City of Toronto Planning Division, December 30, 2015.

APPLICATION

To construct a new three-storey dwelling. The existing dwelling would be demolished.

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

1. **Chapter 10.5.40.10(5), By-law No. 569-2013**
A minimum of 10m² of the first floor must be within 4m of the front main wall.
The proposed is 0m².
2. **Chapter 10.20.40.10.(3), By-law No. 569-2013**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
3. **Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted finished first floor height above established grade is 1.2m.
The proposed finished first floor height above established grade is 1.56m.
4. **Chapter 10.20.40.50.(1), By-law No. 569-2013**

The maximum permitted area of each platform at or above the second storey of a detached house is 4.0m².

The proposed area of the rear platform (deck) at or above the second storey is 7.8m².

5. **Section 6(30)a, By-law No. 7625**

The maximum permitted finished first floor height is 1.5m.

The proposed finished first floor height is 1.71m.

COMMENTS

The subject property is located west of Yonge Street and south of Sheppard Avenue West and is designated *Neighbourhoods* in the City of Toronto Official Plan. The Official Plan acknowledges that *Neighbourhoods*, while stable, will be subject to physical change in the form of enhancements, additions, and infill housing. A key policy of the Plan is to ensure that new development will respect and reinforce the existing physical character of the neighbourhood. Section 4.1 of the Plan outlines the development policies for *Neighbourhoods*. Policy 4.1.5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

c) Heights, massing, scale and dwelling type of nearby residential properties.

The Plan affirms that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The subject property is zoned R4 in the former City of North York By-Law No. 7625, as amended, and RD (f15.0; a550)(x5) in the City of Toronto Zoning By-law No. 569-2013, as amended. The objective of the Zoning By-Law(s) is to establish specific standards as to how land is developed.

The applicant proposes to construct a new three-storey detached dwelling. An application (Application No. A881/14NY) with respect to the subject property was previously before the Committee of Adjustment on January 8, 2015. It was the decision of the Committee to refuse the application which sought variances relating to lot coverage, side yard setbacks, front yard setback, building height, side main wall height and existing lot area. This decision was appealed to the Ontario Municipal Board, however the appeal was withdrawn. Subsequently, another application (Application No. A0116/15NY) was before the Committee of Adjustment on March 26, 2015, which requested only one variance for the existing lot area. It was the decision of the Committee to approve the application on condition. The proposed dwelling was constructed; however, during inspections conducted by the Buildings Division, it was found that additional variances were required.

Staff conducted a site inspection on the subject property on February 9, 2016. Staff are of the opinion that the variance for three-storeys (Variance No. 2) is technical in nature. The variance is technical, in that if the basement floor slab had been constructed lower in elevation than currently exists, this would not have changed the exterior design of the current dwelling and the variance would have been unnecessary. To ensure the requested three-storey variance does not set a precedent for additional three-storey dwellings in the neighbourhood, staff recommend that approval of this application be subject to the proposal being developed in accordance with the

front elevation drawing, date stamped received by the City of Toronto Planning Division,
December 30, 2015.

Respectfully submitted,

CONTACT

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SIGNATURE



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