

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, February 9, 2017

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

File Number:	B0033/16NY	Zoning	R4/RD(f15.0; a550) (x5)(waiver)
Owner(s):	ARDESHIR OMANIAN- CHALSHOTORI	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	118 HOLLYWOOD AVE	Community:	North York
Legal Description:	PLAN 1801 LOT 264 TO 265		

Notice was given and the application considered on Thursday, February 9, 2017, 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 366.4m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in Committee of Adjustment file number A0468/16NY.

Retained - Part 2

Address to be assigned

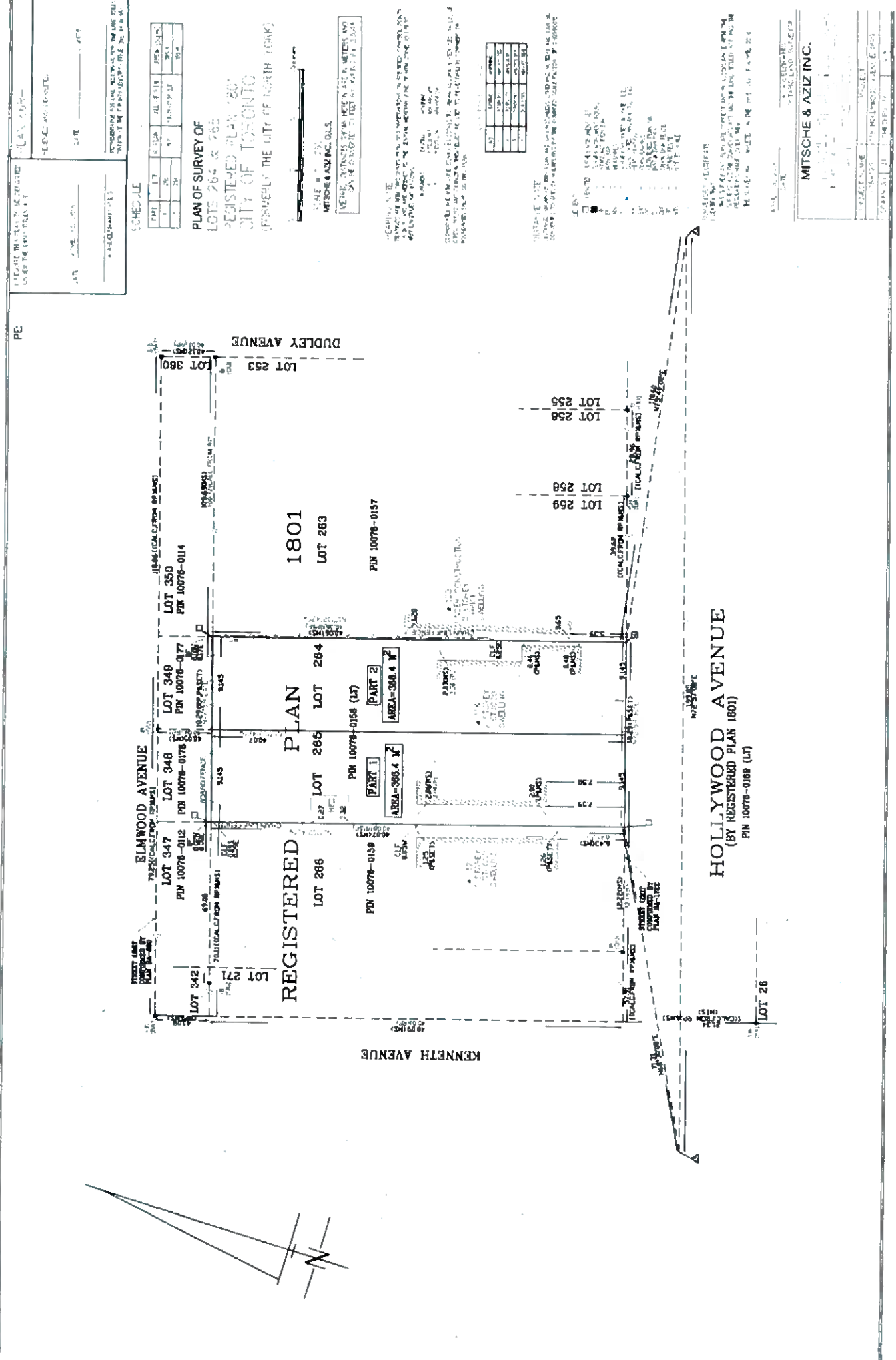
The frontage is 9.14m and the lot area is 366.4m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in Committee of Adjustment file number A0467/16NY.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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.



SIGNATURE PAGE

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Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	118 HOLLYWOOD AVE	Community:	North York
Legal Description:	PLAN 1801 LOT 264 TO 265		


Wayne McEachern (signed)


Denise Graham (signed)


Giacomo Tonon (signed)


Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 8, 2017

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 \$300.00, 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, February 9, 2017

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

File Number:	A0467/16NY	Zoning	R4/RD(f15.0; a550) (x5)(waiver)
Owner(s):	ARDESHIR OMANIAN- CHALSHOTORI	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	118 HOLLYWOOD AVE (PART 1)	Community:	North York
Legal Description:	PLAN 1801 LOT 264 TO 265		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, 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 10.20.30.40, By-law 569-2013**
The maximum permitted coverage is 30%.
Proposed coverage of 32%.
- Chapter 10.20.40.70 & Exception RD5, By-law 569-2013**
The minimum required east side yard setback is 1.8m.
Proposed east side yard setback of 0.6m.
- Chapter 10.20.40.70 & Exception RD5, By-law 569-2013**
The minimum required west side yard setback is 1.8m.
Proposed west side yard setback of 1.2m.
- Chapter 10.5.40.10 (5), By-law 569-2013**
A minimum of 10m² of the 1st floor must be within 4m of the main front wall.
The proposed first floor within 4m of the main front wall is 2.7m².
- Chapter 10.5.40.60 (1), By-law 569-2013**
The minimum required east side lot line for the front porch for this zone is 1.8m.
Proposed front porch is 0.6m from the east side lot line.

6. **Chapter 10.20.30.20 , By-law 569-2013**
A minimum lot frontage of 15m is required
Proposed lot frontage of 9.14m.
7. **Chapter 10.20.30.10, By-law 569-2013**
The minimum lot area of 550m² is required.
Proposed lot area of 366.4m².
8. **Section 13.2.1 & 6(8), By- law 7625**
The minimum permitted lot frontage and width is 15m.
Proposed lot frontage and width of 9.14m.
9. **Section 13.2.2, By- law 7625**
The minimum required lot area is 550m².
The proposed lot area is 366.4m².
10. **Section 13.2.4, By- law 7625**
The maximum permitted lot coverage is 30%
Proposed coverage of 32%.
11. **Section 13.2.3 & 13.2.3A, By- law 7625**
The minimum permitted side yard setback is 1.5m.
Proposed east side yard setback of 0.6m.
12. **Section 13.2.3 & 13.2.3A, By- law 7625**
The minimum required west side yard setback is 1.5m
Proposed west side yard setback of 1.2m.
13. **Section 13.2.6, By- law 7625**
The maximum permitted building height is 8.8m.
Proposed building height of 9.1m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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:

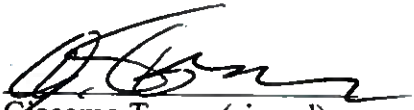
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number:	A0467/16NY	Zoning	R4/RD(f15.0; a550) (x5)(waiver)
Owner:	MARY LYNN GREER JOHN EDWARD GREER	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	118 HOLLYWOOD AVE (PART 1)	Community:	North York
Legal Description:	PLAN 1801 LOT 264 TO 265		


Wayne McEachern (signed)


Denise Graham (signed)


Giacomo Tonon (signed)


Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017.

CERTIFIED TRUE COPY



Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

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

File Number:	A0468/16NY	Zoning	R4/RD(f15.0; a550) (x5)(waiver)
Owner(s):	ARDESHIR OMANIAN- CHALSHOTORI	Ward:	Willowdale (23)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	118 HOLLYWOOD AVE (PART 2)	Community:	North York
Legal Description:	PLAN 1801 LOT 264 TO 265		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, 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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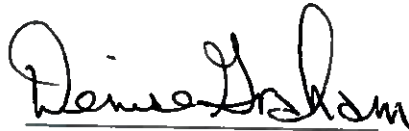
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- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

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Agent:	ALI SHAKERI	Heritage:	Not Applicable
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Legal Description:	PLAN 1801 LOT 264 TO 265		


Wayne McEachern (signed)
Denise Graham (signed)
Giacomo Tonon (signed)
Rick Ross (signed)

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