

Wednesday, June 5, 2019

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

File Number: A0009/19NY
Property Address: 32(A) FLORENCE AVE (PART 1)
Legal Description: PLAN 1743 LOTS 318 & 319 PT LOTS 317 & 320
Agent: EZED ARCHITECTS
Owner(s): UNO LEONARD ABE
Zoning: R4/RD(f15;a550)(x5)(ZR)
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Wednesday, June 5, 2019, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new dwelling.

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

- 1. Chapter 900.3.10(5) Exceptions for RD Zone, Exception RD5, Zoning By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 0.61 m.
- 2. Chapter 900.3.10(5) Exceptions for RD Zone, Exception RD5, Zoning By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is 1.22 m.
- 3. Chapter 10.5.40.50(2), Zoning By-law No. 569-2013**
In the Residential Zone category, a platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone (1.8 m).
The proposed rear deck setback is 1.21 m from the west side lot line and the proposed front porch setback is 0.61m from the east side lot line.

4. **Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
B)(i) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 9.3 m.
5. **Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
A) The required minimum lot area is 550 m².
The proposed lot area is 282.13 m².
6. **Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
A) The required minimum lot frontage is 15 m.
The proposed lot frontage is 7.11 m.
7. **Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 30 % of the lot area.
The proposed lot coverage is 32 % of the lot area.
8. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.82 m.
9. **Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5 m.
The proposed finished first floor height is 1.71 m

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: A0009/19NY
Property Address: 32(A) FLORENCE AVE (PART 1)
Legal Description: PLAN 1743 LOTS 318 & 319 PT LOTS 317 & 320
Agent: EZED ARCHITECTS
Owner(s): UNO LEONARD ABE
Zoning: R4/RD(f15;a550)(x5)(ZR)
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable

Bruce Mullock (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, June 13, 2019

LAST DATE OF APPEAL: Tuesday, June 25, 2019

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary-Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

Your appeal to the Toronto Local Appeal Body (TLAB) should be submitted in accordance with the instructions below unless there is a related appeal* to the Local Planning Appeal Tribunal (LPAT) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD or USB;
- \$300 for each appeal filed regardless if related and submitted by the same appellant;
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds).

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LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

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- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Wednesday, June 5, 2019

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

File Number: A0010/19NY
Property Address: 32(B) FLORENCE AVE (PART 2)
Legal Description: PLAN 1743 LOTS 318 & 319 PT LOTS 317 & 320
Agent: EZED ARCHITECTS
Owner(s): UNO LEONARD ABE
Zoning: R4/RD(f15;a550)(x5)(ZR)
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Wednesday, June 5, 2019, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new dwelling.

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

- 1. Chapter 900.3.10(5) Exceptions to RD Zone, Exception RD5, By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is **0.9 m**.
- 2. Chapter 900.3.10(5) Exceptions to RD Zone, Exception RD5, By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is 0.91 m.
- 3. Chapter 10.5.40.50(2), By-law No. 569-2013**
In the Residential Zone category, a platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone (1.8 m).
The proposed rear deck is setback 0.61 m from the east side lot line and the proposed front porch is set back **0.9 m** from the east side lot line.

4. **Chapter 10.20.40.10.(2), By-law No. 569-2013**
B)(i) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 9.29 m.
5. **Chapter 10.20.30.10.(1), By-law No. 569-2013**
A) The required minimum lot area is 550 m².
The proposed lot area is 282.13 m².
6. **Chapter 10.20.30.20.(1), By-law No. 569-2013**
A) The required minimum lot frontage is 15 m.
The proposed lot frontage is 7.11 m.
7. **Chapter 10.20.30.40.(1), By-law No. 569-2013**
A) The permitted maximum lot coverage is 30 % of the lot area.
The proposed lot coverage is 32 % of the lot area.
8. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.68 m.
9. **Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5 m.
The proposed finished first floor height is 1.58 m.

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: A0010/19NY
Property Address: 32(B) FLORENCE AVE (PART 2)
Legal Description: PLAN 1743 LOTS 318 & 319 PT LOTS 317 & 320
Agent: EZED ARCHITECTS
Owner(s): UNO LEONARD ABE
Zoning: R4/RD(f15;a550)(x5)(ZR)
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable

Bruce Mullock (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, June 13, 2019

LAST DATE OF APPEAL: Tuesday, June 25, 2019

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Wednesday, June 5, 2019

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

File Number: A0011/19NY
Property Address: 32(C) FLORENCE AVE (PART 3)
Legal Description: PLAN 1743 LOTS 318 & 319 PT LOTS 317 & 320
Agent: EZED ARCHITECTS
Owner(s): UNO LEONARD ABE
Zoning: R4/RD(f15;a550)(x5)(ZR)
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Wednesday, June 5, 2019, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new dwelling.

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

- 1. Chapter 900.3.10(5) Exceptions to RD Zone, Exception RD5, By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
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In the Residential Zone category, a platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone (1.8 m).
The proposed rear deck is setback 1.22 m from the east side lot line and the proposed front porch is setback 0.61 m from the west side lot line.

4. **Chapter 10.20.40.10.(2), By-law No. 569-2013**
B)(i) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 9.3 m.
5. **Chapter 10.20.30.10.(1), By-law No. 569-2013**
A) The required minimum lot area is 550 m².
The proposed lot area is 282.13 m².
6. **Chapter 10.20.30.20.(1), By-law No. 569-2013**
A) The required minimum lot frontage is 15 m.
The proposed lot frontage is 7.11 m.
7. **Chapter 10.20.30.40.(1), By-law No. 569-2013**
A) The permitted maximum lot coverage is 30 % of the lot area.
The proposed lot coverage is 32 % of the lot area.
8. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.57 m.

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.

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File Number: A0011/19NY
Property Address: 32(C) FLORENCE AVE (PART 3)
Legal Description: PLAN 1743 LOTS 318 & 319 PT LOTS 317 & 320
Agent: EZED ARCHITECTS
Owner(s): UNO LEONARD ABE
Zoning: R4/RD(f15;a550)(x5)(ZR)
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable

Bruce Mullock (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, June 13, 2019

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Wednesday, June 5, 2019

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

File Number: B0002/19NY
Property Address: 32 FLORENCE AVE
Legal Description: PLAN 1743 LOTS 318 & 319 PT LOTS 317 & 320
Agent: EZED ARCHITECTS
Owner(s): UNO LEONARD ABE
Zoning: R4/RD(f15;a550)(x5)(ZR)
Ward: Willowdale (18)
Community: North York
Heritage: Not Applicable

Notice was given and the application considered on Wednesday, June 5, 2019, as required by the Planning Act.

THE CONSENT REQUESTED:

The obtain consent to sever the property into three undersized residential lots.

Retained - Part 1

Address to be assigned

The frontage is 7.11 m and the lot area is 282.13 m². The property will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-laws as outlined in application A0009/19NY.

Conveyed - Part 2

Address to be assigned

The frontage is 7.11 m and the lot area is 282.13 m². The property will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-laws as outlined in application A0010/19NY.

Conveyed - Part 3

Address to be assigned

The frontage is 7.11 m and the lot area is 282.13 m². The property will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning By-laws as outlined in application A0011/19NY.

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.

FIGURES IN THIS PLAN TO BE REPORTED UNDER THE LAND TILES ACT

PLAN 66R- RECEIVED AND REPORTED

DATE: _____

DATE: _____

GURJOY CONSON ONTARIO LAND SURVEYOR REPRESENTATIVE FOR THE LAND TILES DIVISION OF TORONTO (44)

REPRESENTATIVE FOR THE LAND TILES DIVISION OF TORONTO (44)

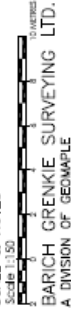
SCHEDULE

PART	LOT	PLAN	PTN No.	AREA
1	PART OF 319&320	1743	PLN. 10182-0082 (LT)	292.133m ²
2	PART OF 318&319	1743	PLN. 10182-0082 (LT)	292.133m ²
3	PART OF 317&318	1743	PLN. 10182-0082 (LT)	292.133m ²

PARTS 1 TO 3 INCLUDING COMBINE ALL OF PLAN 10182-0082 (LT)

PLAN OF SURVEY OF LOTS 318 & 319 & PART OF LOTS 317 & 320 REGISTERED PLAN 1743 CITY OF TORONTO

SCALE & NOTES



BARICH GRENKIE SURVEYING LTD. A DIVISION OF GEOMAPLE

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

BEARING NOTE BEARINGS ARE MTR. GRID, REFERRED TO THE CENTRAL MERIDIAN OF MTR ZONE 19 (78° 30' WEST LONGITUDE) NAD83 (CSRS) (2011.0).

HORIZONTAL DATUM NOTE HORIZONTAL DATUM NOTE PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (MTR. ZONE 19, CM. 79°30'W)

DATUM: NAD83 (CSRS)(2011.0)

GRID SCALE CONVERSION DISTANCES ON THIS PLAN MAY BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999760

NOTE BEARING COMPARISONS SHOWN ARE WITH ASTRONOMIC BEARINGS ON UNDEVELOPED PLANS.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- ▬ DENOTES IRON BAR
- ▬ DENOTES STANDARD IRON BAR
- DENOTES ORIGIN UNKNOWN
- DENOTES MAHOLE
- DENOTES CONCRETE MARKERS
- DENOTES OVERHEAD UTILITY CABLES
- DENOTES BRICK
- DENOTES FOUNDATION
- DENOTES REGISTERED PLAN 1743
- DENOTES PLAN 848A-602
- DENOTES PLAN 848A-602
- DENOTES PLAN BY OTHER N. DUALDY SURVEYORS LTD. DATED 01/11/1998
- DENOTES INSTRUMENT No. NY4652700
- DENOTES INSTRUMENT No. TR15148
- DENOTES YONGE & YONGE SURVEYING INC.
- DENOTES BRICH GRENKIE SURVEYING LTD.
- DENOTES CONCRETE WALL

OBSERVED REFERENCE POINTS DERIVED FROM GPS USING REAL TIME NETWORK (RTN) OBSERVATIONS WITH ZONE 19, NAD83 (CSRS)(2011.0) COORDINATES TO UTM ACCURACY PER SEC. 14.2 OF ONT. 216/70

POINT ID	NORTHING	EASTING
①	4848474.278	310865.072
②	4848443.648	310865.881

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

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

2. THE SURVEY WAS COMPLETED ON OCTOBER 23, 2018

JANUARY 26, 2019

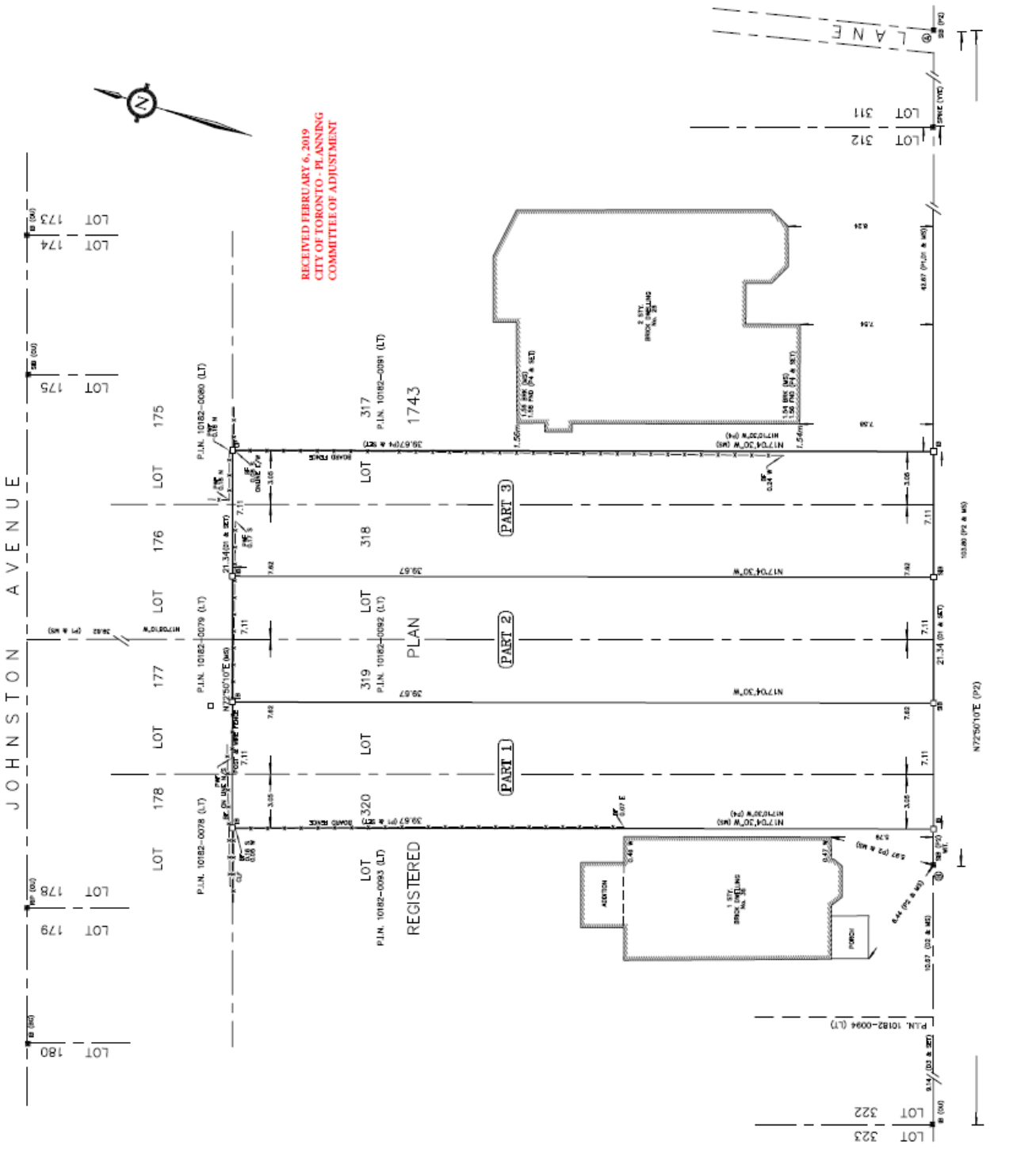
Barich Grenkle
DORISLE HETROVIC
REG. O.L.S., O.L.P.

DWN BY: AH-PF
CHK BY: DP

287 HWY No. 10 MISSISSAUGA ONTARIO

Barich Grenkle Surveying Ltd.
1000 SHEPPARD AVE. E. UNIT 101 MISSISSAUGA, ONT. L4X 1L7

A DIVISION OF GEOMAPLE
JOB No. 18-6097



RECEIVED FEBRUARY 6, 2019
CITY OF TORONTO - PLANNING
COMMITTEE OF ADJUSTMENT

JOHNSTON AVENUE

FLORENCE AVENUE

SIGNATURE PAGE

File Number: B0002/19NY
Property Address: 32 FLORENCE AVE
Legal Description: PLAN 1743 LOTS 318 & 319 PT LOTS 317 & 320
Applicant: EZED ARCHITECTS
Owner(s): UNO LEONARD ABE
Zoning: R4/RD(f15;a550)(x5)(ZR)
Ward: Willowdale(18)
Community: North York
Heritage: Not Applicable

Bruce Mullock (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, June 13, 2019

LAST DATE OF APPEAL: Wednesday, July 3, 2019

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.