

INTERIM DECISION AND ORDER

Decision Issue Date Friday, April 30, 2021

PROCEEDING COMMENCED UNDER Section 53, subsection 53(19), Section 45(12), subsection 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended (the "Act")

Appellant(s): Seyfeddin Hosseini; Seyedreza Jazayeri

Applicant(s): Hosseini Homes Corporation

Property Address/Description: 386 & 388 Willowdale Ave

Committee of Adjustment File

Number(s): 20 119088 NNY 18 MV (A0125/20NY); 20 119096 NNY 18 MV (A0124/20NY); 20 119082 NNY 18 CO (B0005/20NY); 20 119105 NNY 18 MV (A0126/20NY)

TLAB Case File Number(s): 20 191381 S45 18 TLAB; 20 191382 S45 18 TLAB; 20 191387 S53 18 TLAB; 20 191390 S45 18 TLAB

Hearing date: Friday, March 19, 2021

Deadline Date for Closing Submissions/Undertakings: May 14, 2021(Friday)

DECISION DELIVERED BY S. Gopikrishna

REGISTERED PARTIES AND PARTICIPANTS

Applicant	Hosseini Homes Corporation
Appellant	Seyedreza and Seyfeddin Jazayeri
Appellant's Legal Rep.	Amber Stewart
Expert Witness	Franco Romano

INTRODUCTION AND BACKGROUND

The Hearing respecting 386-388 Willowdale Ave. was completed on March 19, 2021. Ms. Amber Stewart, Counsel for the Applicant, and Mr. Franco Romano, a planner, represented the Applicant

During the course of the Hearing, the Applicants agreed to make a few changes to the conditions as well as insert appropriate dates on the accompanying Plans and Elevations, to indicate when they were prepared by the Architect. I also asked the Applicants to update, and submit:

- The Plans and Elevations, where appropriate,
- A Word document, where the details of the Consent to Sever (i.e. which part will be retained and which part(s) will be severed, as well the relevant dimensions (frontages, areas),) be submitted as a separate Word document.

I was assured that the submissions would be completed within two weeks. It is my understanding that as of today (April 30, 2021), the requested documentation has not been received by the TLAB.

MATTERS IN ISSUE

The only issue to be addressed in this Interim Decision is to identify a firm deadline for the aforementioned documents and drawings. The Applicants are given time until the end of day on **May 14, 2021** to complete the submission, as discussed at the end of the Hearing. Should the submission not received, I will have to come to a Decision based on the evidence provided at the Hearing, and submissions on file, even if the latter are not up to date.

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1. The Applicant is given time till **May 14, 2021**, to update and submit to the TLAB the updated Plans and Elevations, accompanied by a Word document with a recitation of the details of the Consent to Sever, as well as the requested variances, as described above.

So orders the Toronto Local Appeal Body

X



S. Gopikrishna
Panel Chair, Toronto Local Appeal Body