

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 23, 2017

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

File Number:	B0037/16NY	Zoning	R4/RD (f15.0; a550) x5(ZR)
Owner(s):	JIN SOO KIM	Ward:	Willowdale (23)
Agent:	C/O AIRD AND BERLIS, BARRISTERS & SOLICITORS	Heritage:	Not Applicable
Property Address:	155 DREWRY AVE	Community:	North York
Legal Description:	PLAN 7583 LOT 3		

Notice was given and the application considered on Thursday, February 23, 2017, as required by the Planning Act.

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized (lot frontages) residential lots.

**Conveyed - Part 1**

**Address to be assigned**

The frontage is 10.0m and the lot area is 604.9m<sup>2</sup>. The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s).

**Retained - Part 2**

**Address to be assigned**

The frontage is 10.0m and the lot area is 604.9m<sup>2</sup>. The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s).

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.

TOPOGRAPHIC DETAIL OF

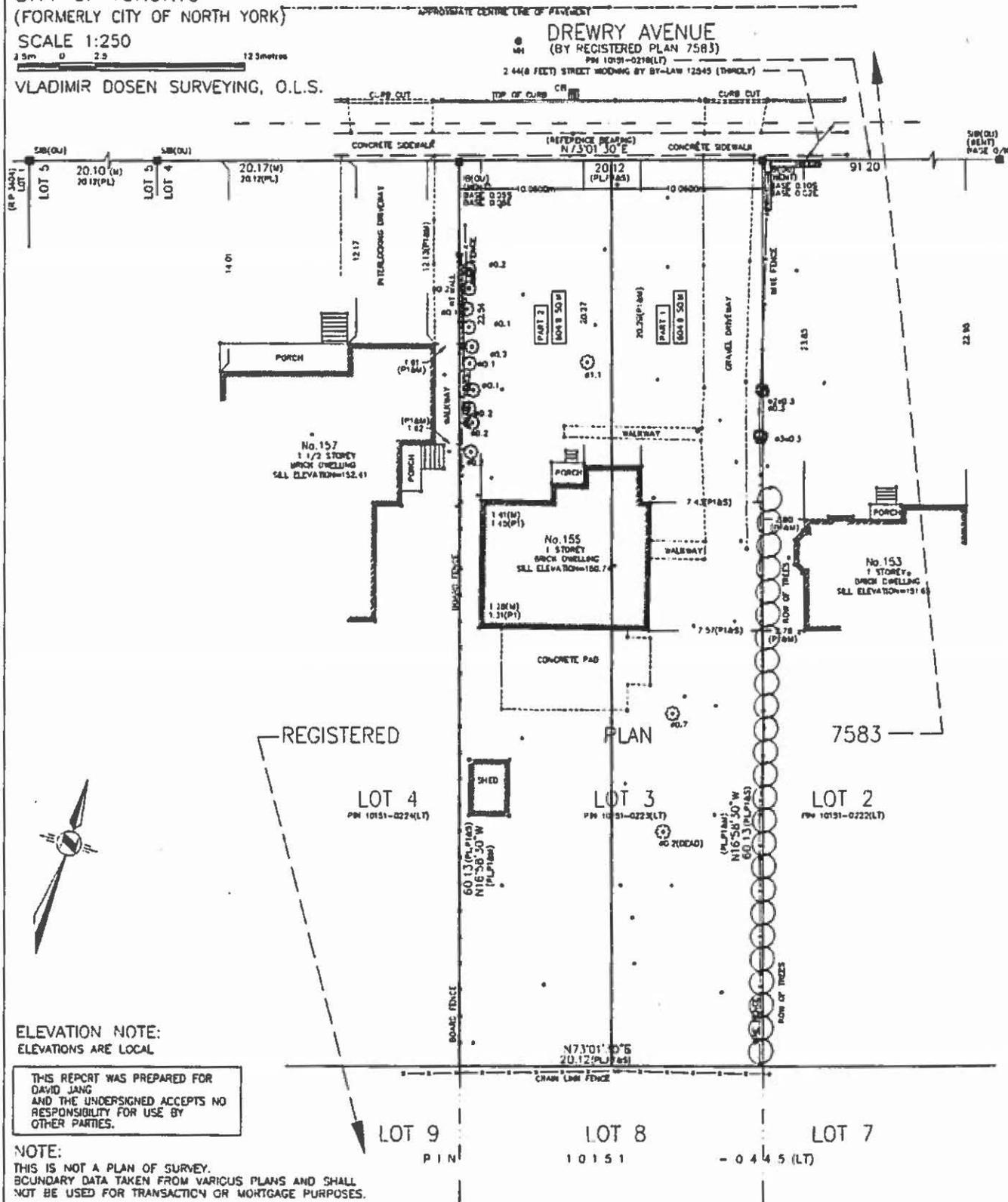
LOT 3  
 REGISTERED PLAN 7583  
 CITY OF TORONTO  
 (FORMERLY CITY OF NORTH YORK)

SCALE 1:250

3.5m 0 2.5 12.5metres

VLADIMIR DOSEN SURVEYING, O.L.S.

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



ELEVATION NOTE:  
 ELEVATIONS ARE LOCAL

THIS REPORT WAS PREPARED FOR  
 DAVID JANG  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY  
 OTHER PARTIES.

NOTE:  
 THIS IS NOT A PLAN OF SURVEY.  
 BOUNDARY DATA TAKEN FROM VARIOUS PLANS AND SHALL  
 NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

- NOTES AND LEGEND**
- DENOTES SURVEY MONUMENT PLANTED
  - DENOTES SURVEY MONUMENT FOUND
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - WT DENOTES WITNESS
  - OU DENOTES ORIGIN UNKNOWN
  - S DENOTES SET
  - M DENOTES MEASURED
  - C DENOTES CALCULATED
  - PL DENOTES REGISTERED PLAN 7583
  - P1 DENOTES PLAN BY W.S. GIBSON & SONS, O.L.S. DATED APRIL 28, 1989
  - MH DENOTES MANHOLE
  - CB DENOTES CATCH BASIN
  - DENOTES TREE

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VLADIMIR DOSEN, O.L.S.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 THE FIELD WORK WAS COMPLETED ON THE  
 4th DAY OF JULY, 2015  
 JULY 7, 2015  
 DATE  
 VLADIMIR DOSEN, B.Sc.  
 ONTARIO LAND SURVEYOR

**BEARING NOTE:**  
 BEARINGS ARE ASTROMERIC AND ARE  
 DERIVED FROM THE SOUTHERLY  
 LIMIT OF DREWRY AVENUE  
 AS SHOWN ON REGISTERED PLAN 7583  
 HAVING A BEARING OF N73°01'30"E

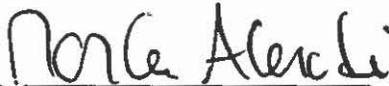
**VLADIMIR DOSEN SURVEYING  
 ONTARIO LAND SURVEYORS**  
 555 DAVISVILLE AVENUE  
 TORONTO, ONTARIO M4S 1J2  
 PHONE (416) 466-0440 EMAIL vladosen@rogers.com  
 FIELD: EGON CAD FILE 155 DREWRY AVENUE  
 DRAWN BY: MATHAN FILE 15-133

**SIGNATURE PAGE**

File Number:	B0037/16NY	Zoning	R4/RD (f15.0; a550) x5(ZR)
Owner(s):	JIN SOO KIM	Ward:	Willowdale (23)
Agent:	C/O AIRD AND BERLIS, BARRISTERS & SOLICITORS	Heritage:	Not Applicable
Property Address:	155 DREWRY AVE	Community:	North York
Legal Description:	PLAN 7583 LOT 3		



Bruce Mullock (signed)



Nazila Atarodi (signed)

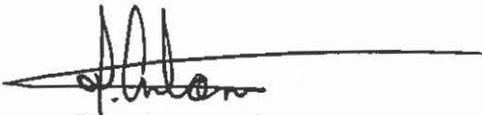


Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, March 2, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 22, 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](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.

Thursday, February 23, 2017

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

File Number:	A0504/16NY	Zoning	R4/RD (f15.0; a550) x5(ZR)
Owner(s):	JIN SOO KIM	Ward:	Willowdale (23)
Agent:	C/O AIRD AND BERLIS, BARRISTERS & SOLICITORS	Heritage:	Not Applicable
Property Address:	155 DREWRY AVE (PART 1)	Community:	North York
Legal Description:	PLAN 7583 LOT 3		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached two-storey dwelling.

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

- Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
The required minimum lot frontage is 15.0m.  
The proposed lot frontage is 10.0m.
- 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 17.98m.
- Chapter 900.3.10(5) Exceptions to RD Zone, Zoning By-law No. 569-2013**  
The required minimum side yard setback is 1.8m.  
The proposed east side yard setback is 0.9m.
- Chapter 900.3.10(5) Exceptions to RD Zone, Zoning By-law No. 569-2013**  
The required minimum side yard setback is 1.8m.  
The proposed west side yard setback is 1.2m.
- Chapter 10.5.40.70.(1), Zoning By-law No. 569-2013**  
The required minimum front yard setback is 18.0m.  
The proposed front yard setback is 12.2m.
- Section 13.2.1, Zoning By-law No. 7625**  
The minimum required lot frontage is 15.0m.  
The proposed lot frontage is 10.0m.

7. **Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard setback is 0.9m.
8. **Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard is 1.2m.
9. **Section 13.2.5A, Zoning By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 22.68m.
10. **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.

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**

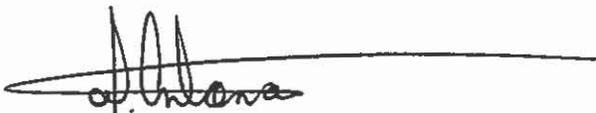
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Agent:	C/O AIRD AND BERLIS, BARRISTERS & SOLICITORS	Heritage:	Not Applicable
Property Address:	155 DREWRY AVE (PART 1)	Community:	North York
Legal Description:	PLAN 7583 LOT 3		

  
Bruce Mullock (signed)  
Nazila Atarodi (signed)  
Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, March 2, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

  
Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Thursday, February 23, 2017

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

File Number:	A0507/16NY	Zoning	R4/RD (f15.0; a550) x5(ZR)
Owner(s):	JIN SOO KIM	Ward:	Willowdale (23)
Agent:	C/O AIRD AND BERLIS, BARRISTERS & SOLICITORS	Heritage:	Not Applicable
Property Address:	155 DREWRY AVE (PART 2)	Community:	North York
Legal Description:	PLAN 7583 LOT 3		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

**To construct a new detached two-storey dwelling.**

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

- Chapter 10.20.30.20.(1), By-law No. 569-2013**  
The required minimum lot frontage is 15.0m.  
The proposed lot frontage is 10.0m.
- Chapter 10.20.40.20(1), By-law No. 569-2013**  
The permitted maximum building length for a detached house is 17.0m.  
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- Chapter 900.3.10(5), By-law No. 569-2013**  
The required minimum side yard setback is 1.8m.  
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- Chapter 900.3.10(5) Exceptions to RD Zone, By-law No. 569-2013**  
The required minimum side yard setback is 1.8m.  
The proposed west side yard setback is 0.9m.
- Chapter 10.5.40.70.(1), By-law No. 569-2013**  
The required minimum front yard setback is 18.0m.  
The proposed front yard setback is 12.2m.
- Section 13.2.1, Zoning By-law No. 7625**  
The minimum required lot frontage is 15.0m.  
The proposed lot frontage is 10.0m.

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The minimum required side yard setback is 1.8m.  
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Legal Description:	PLAN 7583 LOT 3		



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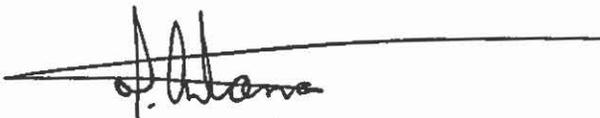


Nadini Sankar (signed)

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