



City Planning Division
Gary Wright, Chief Planner and Executive Director

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TORONTO ON M5H 2N2

Phone (416) 395-7000
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Wednesday, October 5, 2011

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

File Number:	B026/11NY	Zoning	R4 - Single Family Detached Dwelling Zone
Owner(s):	GEORGE LUGANOV	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	378 DREWRY AVE	Community:	North York
Legal Description:	PLAN 3323 LOT 5		

Notice was given and the application considered on Wednesday, October 5, 2011, as required by the Planning Act.

THE CONSENT REQUESTED:

This is an application to permit the division of the lands into two parts for conveyance purposes for a lot addition for the creation of a new building lot.

The lands concerned have 18.62m fronting onto the north side of Drewry Avenue, a depth of 56.43m and an area of 1,041.96m². The presently contain the dwelling know municipally as 378 Drewry Avenue and are designated as Parts 1 and 2 on the attached plan.

It is proposed to divide the lands into two parts for a lot addition for the creation of a new residential building lot. The existing dwelling would be demolished and a new dwelling constructed on each of the resulting lots.

The lands to be severed, being Part 2 on the attached plan, would have a frontage of 6.81m, a depth of 56.43m and an area of 384.28m². Part 2 would be added to Part 3, which is proposed to be severed from 374 Drewry Avenue under application B027/11NY. The resulting lot would have a frontage of 11.81m, a depth of 56.43m and an area of 666.43m².

The lands to be retained, being Part 1 on the attached plan, would have a frontage of 11.81m, a depth of 56.43m and an area of 666.43m².

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Refused

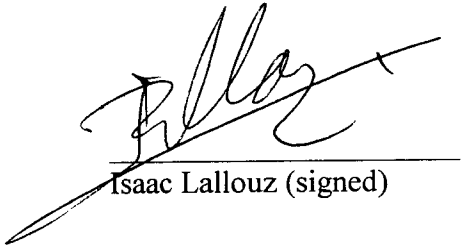
In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division is premature.

- 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

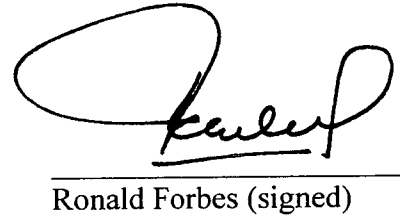
File Number:	B026/11NY	Zoning	R4 - Single Family Detached Dwelling Zone
Owner(s):	GEORGE LUGANOV	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	378 DREWRY AVE	Community:	North York
Legal Description:	PLAN 3323 LOT 5		



Isaac Lallouz (signed)



Donald Di Prospero (signed)



Ronald Forbes (signed)

DATE DECISION MAILED ON: Thursday, October 13, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, November 1, 2011

CERTIFIED TRUE COPY

Denise Rundle (signed)
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 \$125.00, 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.

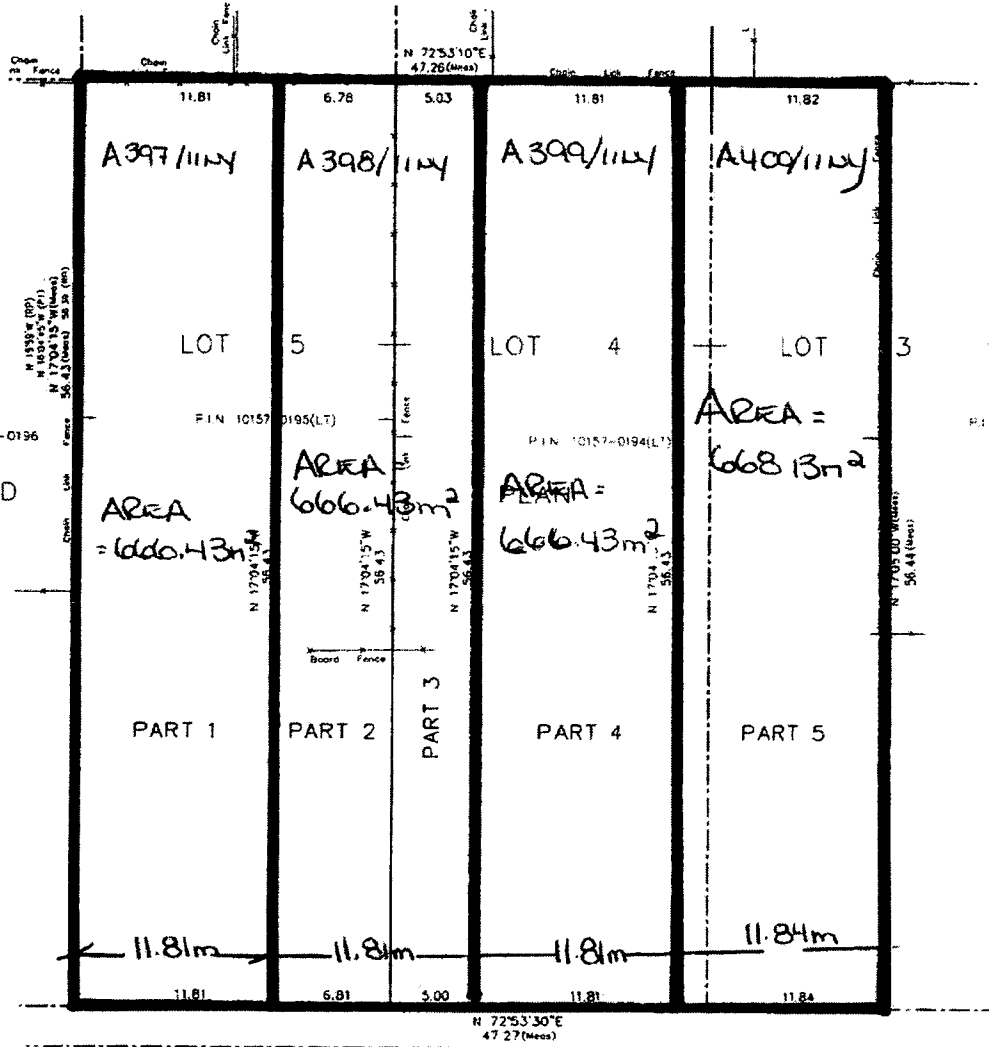
NOTE: Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

File: B026/11NY & B027/11NY



TORONTO

Address: 374 & 378 DREWRY AVENUE



DREWRY AVENUE

Proposed lots.

Wednesday, October 5, 2011

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

File Number:	B027/11NY	Zoning	R4 - Single Family Detached Dwelling Zone
Owner(s):	DAVID HOWARD EMERY GEORGE LUGANOV	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	374 DREWRY AVE	Community:	North York
Legal Description:	PLAN 3323 W PT LOT 3 LOT 4		

Notice was given and the application considered on Wednesday, October 5, 2011, as required by the Planning Act.

THE CONSENT REQUESTED:

This is an application to permit the division of the lands into three parts for conveyance purposes for a lot addition for the creation of new building lots.

The lands concerned have 28.65m fronting onto the north side of Drewry Avenue, a depth of 56.43m and an area of 1,616.72m². The presently contain the dwelling known municipally as 374 Drewry Avenue and are designated as Parts 3, 4 and 5 on the attached plan.

It is proposed to divide the lands into three parts for the creation of new residential building lots. The existing dwelling would be demolished and a new dwelling constructed on each of the resulting lots.

The lands to be severed, being Part 3 on the attached plan, would have a frontage of 5m, a depth of 56.43m and an area of 282.15m². Part 3 would be added to Part 2, which is proposed to be severed from 378 Drewry Avenue under application B026/11NY. The resulting lot would have a frontage of 11.81m, a depth of 56.43m and an area of 666.43m².

The lands to be severed, being Part 5 on the attached plan, would have a frontage of 11.84m, a depth of 56.43m and an area of 668.13m².

The lands to be retained, being Part 4 on the attached plan, would have a frontage of 11.81m, a depth of 56.43m and an area of 666.43m².


IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Consent Application is Refused**

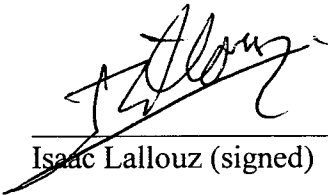
In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):


- The proposed land division is premature.
- 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

File Number: B027/11NY Zoning R4 - Single Family Detached Dwelling Zone
Owner(s): DAVID HOWARD EMERY Ward: Willowdale (23)
 GEORGE LUGANOV
Agent: RUBINOFF DESIGN GROUP
Property Address: 374 DREWRY AVE Community: North York
Legal Description: PLAN 3323 W PT LOT 3 LOT 4


Donald Di Prospero (signed)


Isaac Lallouz (signed)


Ronald Forbes (signed)

DATE DECISION MAILED ON: Thursday, October 13, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, November 1, 2011

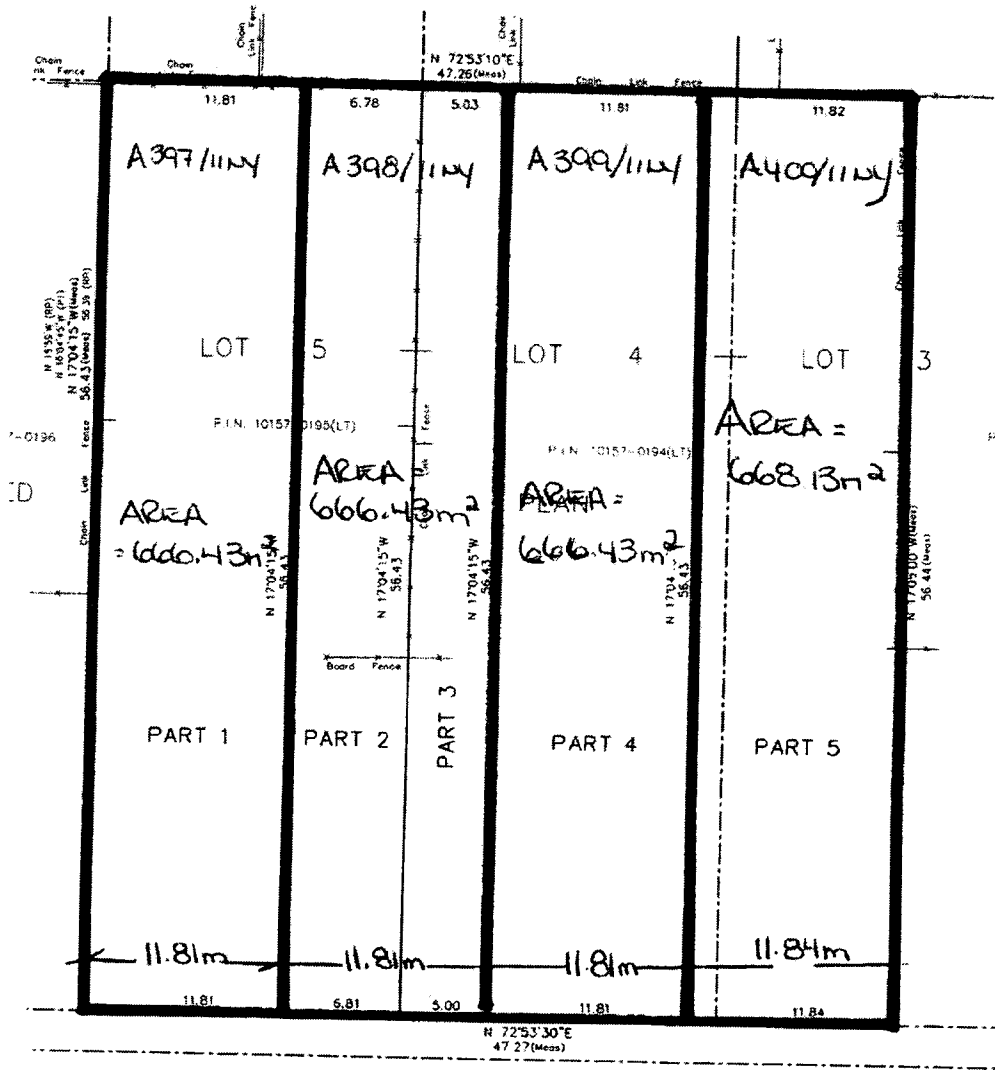
CERTIFIED TRUE COPY

Denise Rundle (signed)
Manager & Deputy Secretary Treasurer
North York Panel

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Address: 374 & 378 DREWRY AVENUE



DREWRY AVENUE

Proposed hosts.

Wednesday, October 5, 2011

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

File Number:	A397/11NY	Zoning	R4 - Single Family Detached Dwelling Zone (ZZC)
Owner(s):	GEORGE LUGANOV GEORGE LUGANOV	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	West 11.81M OF 378 DREWRY AVE	Community:	North York
Legal Description:	PLAN 3323 LOT 5		

Notice was given and a Public Hearing was held on Wednesday, October 5, 2011, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new three (3) dwelling on the west 11.81m of the above noted property. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**North York By-law 7625**

1. Proposed lot frontage and width of 11.81m
WHEREAS a minimum lot frontage and width of 15m is required;
2. East side yard setback of 1.22m to the proposed dwelling
WHEREAS a minimum setback of 1.5m is required;
3. West side yard setback of 1.3m to the proposed dwelling
WHEREAS a minimum setback of 1.5m is required;
4. Proposed building length of 29.7m (measured from the minimum front yard setback of 6.5m, including the rear walk out)
WHEREAS a maximum building length of 16.8m is permitted;
5. Proposed building height of 9.62m
WHEREAS a maximum building height of 8.8m is permitted;
6. The proposed number of storeys is three (3)
WHEREAS the maximum number of storeys permitted is two (2);

7. Proposed front yard landscaping of 46.4%
WHEREAS a minimum front yard landscaping of 50% is required;
8. The proposed rear deck projects 3.66m, is 2.7m high and is 4.88m wide
WHEREAS the first 2.1m of an un-excavated rear deck may be higher than 1m in height and shall not be wider than half of the width of the dwelling's widest point (4.65m).

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:	A397/11NY	Zoning	R4 - Single Family Detached Dwelling Zone (ZZC)
Owner:	GEORGE LUGANOV GEORGE LUGANOV	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	West 11.81M OF 378 DREWRY AVE	Community:	North York
Legal Description:	PLAN 3323 LOT 5		


Isaac Lallouz (signed)
Donald Di Prospero (signed)
Ronald Forbes (signed)

DATE DECISION MAILED ON: Thursday, October 13, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, October 24, 2011

CERTIFIED TRUE COPY

Denise Rundle (signed)
Manager & Deputy Secretary Treasurer
North York Panel

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Wednesday, October 5, 2011

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

File Number:	A398/11NY	Zoning	R4 - Single Family Detached Dwelling Zone (ZZC)
Owner(s):	GEORGE LUGANOV GEORGE LUGANOV	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	East 6.81M OF 378 DREWRY AVE AND WEST 5M OF 374 DREWRY AVENUE (PARTS 2 & 3)	Community:	North York
Legal Description:	PLAN 3323 LOT 5		

Notice was given and a Public Hearing was held on Wednesday, October 5, 2011, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new three (3) dwelling on the east 6.81m of 378 Drewry Avenue and the west 5m of 374 Drewry Avenue. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**North York By-law 7625**

1. Proposed lot frontage and width of 11.81m
WHEREAS a minimum lot frontage and width of 15m is required;
2. East side yard setback of 0.99m to the proposed dwelling
WHEREAS a minimum setback of 1.5m is required;
3. Proposed building length of 29.7m (measured from the minimum front yard setback of 6.5m, including the rear walk out)
WHEREAS a maximum building length of 16.8m is permitted;
4. Proposed building height of 9.62m
WHEREAS a maximum building height of 8.8m is permitted;
5. The proposed number of storeys is three (3)
WHEREAS the maximum number of storeys permitted is two (2);

6. Proposed front yard landscaping of 46.4%
WHEREAS a minimum front yard landscaping of 50% is required;
7. The proposed rear deck projects 3.66m, is 2.7m high and is 4.88m wide
WHEREAS the first 2.1m of an un-excavated rear deck may be higher than 1m in height and shall not be wider than half of the width of the dwelling's widest point (4.65m).

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:

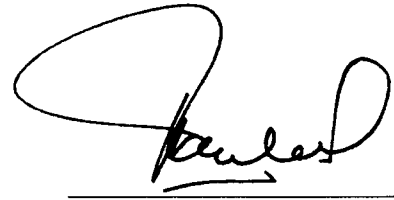
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number: A398/11NY Zoning R4 - Single Family Detached
 Dwelling Zone (ZZC)
Owner: GEORGE LUGANOV Ward: Willowdale (23)
 GEORGE LUGANOV
Agent: RUBINOFF DESIGN GROUP
Property Address: East 6.81M OF 378 DREWRY Community: North York
 AVE AND WEST 5M OF 374
 DREWRY AVENUE (PARTS 2
 & 3)
Legal Description: PLAN 3323 LOT 5



Isaac Lallouz (signed)

Donald Di Prospero (signed)

Ronald Forbes (signed)

DATE DECISION MAILED ON: Thursday, October 13, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, October 24, 2011

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Wednesday, October 5, 2011

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

File Number:	A399/11NY	Zoning	R4 - Single Family Detached Dwelling Zone (ZZC)
Owner(s):	DAVID HOWARD EMERY GEORGE LUGANOV	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	CENTRE 11.81M OF 374 DREWRY AVE (PART 4)	Community:	North York
Legal Description:	PLAN 3323 W PT LOT 3 LOT 4		

Notice was given and a Public Hearing was held on Wednesday, October 5, 2011, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new three (3) dwelling on the centre 11.81m of the above noted property. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**North York By-law 7625**

1. Proposed lot frontage and width of 11.81m
WHEREAS a minimum lot frontage and width of 15m is required;
2. West side yard setback of 0.99m to the proposed dwelling
WHEREAS a minimum setback of 1.5m is required;
3. Proposed building length of 29.7m (measured from the minimum front yard setback of 6.5m, including the rear walk out)
WHEREAS a maximum building length of 16.8m is permitted;
4. Proposed building height of 9.62m
WHEREAS a maximum building height of 8.8m is permitted;
5. The proposed number of storeys is three (3)
WHEREAS the maximum number of storeys permitted is two (2);
6. Proposed front yard landscaping of 46.4%
WHEREAS a minimum front yard landscaping of 50% is required;

7. The proposed rear deck projects 3.66m, is 2.7m high and is 4.88m wide
WHEREAS the first 2.1m of an un-excavated rear deck may be higher than 1m in height and shall not be wider than half of the width of the dwelling's widest point (4.65m).

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: A399/11NY Zoning R4 - Single Family Detached Dwelling Zone (ZZC)
Owner: DAVID HOWARD EMERY Ward: Willowdale (23)
Agent: GEORGE LUGANOV
Agent: RUBINOFF DESIGN GROUP
Property Address: EAST 11.84M OF 374 Community: North York
DREWRY AVE (PART 4)
Legal Description: PLAN 3323 W PT LOT 3 LOT 4


Isaac Lallouz (signed)
Donald Di Prospero (signed)
Ronald Forbes (signed)

DATE DECISION MAILED ON: Thursday, October 13, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, October 24, 2011

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Denise Rundle (signed)
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Wednesday, October 5, 2011

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

File Number:	A400/11NY	Zoning	R4 - Single Family Detached Dwelling Zone (ZZC)
Owner(s):	DAVID HOWARD EMERY GEORGE LUGANOV	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	EAST 11.84M OF 374 DREWRY AVE (PART 5)	Community:	North York
Legal Description:	PLAN 3323 W PT LOT 3 LOT 4		

Notice was given and a Public Hearing was held on Wednesday, October 5, 2011, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new three (3) dwelling on the east 11.84m of the above noted property. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**North York By-law 7625**

1. Proposed lot frontage and width of 11.84m
WHEREAS a minimum lot frontage and width of 15m is required;
2. East side yard setback of 1.32m to the proposed dwelling
WHEREAS a minimum setback of 1.5m is required;
3. West side yard setback of 1.22m to the proposed dwelling
WHEREAS a minimum setback of 1.5m is required;
4. Proposed building length of 29.7m (measured from the minimum front yard setback of 6.5m, including the rear walk out)
WHEREAS a maximum building length of 16.8m is permitted;
5. Proposed building height of 9.62m
WHEREAS a maximum building height of 8.8m is permitted;
6. The proposed number of storeys is three (3)
WHEREAS the maximum number of storeys permitted is two (2);

7. Proposed front yard landscaping of 46.4%
WHEREAS a minimum front yard landscaping of 50% is required;
8. The proposed rear deck projects 3.66m, is 2.7m high and is 4.88m wide
WHEREAS the first 2.1m of an un-excavated rear deck may be higher than 1m in height and shall not be wider than half of the width of the dwelling's widest point (4.65m).

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:	A400/11NY	Zoning	R4 - Single Family Detached Dwelling Zone (ZZC)
Owner:	DAVID HOWARD EMERY GEORGE LUGANOV	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Community:	North York
Property Address:	EAST 11.84M OF 374 DREWRY AVE (PART 5)		
Legal Description:	PLAN 3323 W PT LOT 3 LOT 4		



Isaac Lallouz (signed)

Donald Di Prospero (signed)

Ronald Forbes (signed)

DATE DECISION MAILED ON: Thursday, October 13, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, October 24, 2011

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