

Wednesday, September 25, 2013

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

File Number:	A380/13NY	Zoning	MRC.2 - H
Owner(s):	SCENIC (ARH) DEVELOPMENTS LTD	Ward:	Don Valley West (26)
Agent:	N BARRY LYON CONSULTANTS LIMITED		
Property Address:	160 VANDERHOOF AVE	Community:	East York
Legal Description:	PLAN 66M2380 BLK G		

Notice was given and a Public Hearing was held on Wednesday, September 25, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit an increase in the number of dwelling units within the planned high-rise development area, and to decrease the required parking space ratio per unit count. No changes are proposed in the built form or permitted gross floor area. The increased unit count will be accommodated through internal modifications.

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

- Section 6.11.2.2(b)(1)(i), By-law 1916, as amended by area-specific By-law No. 880-2001(OMB)**
Proposed maximum permitted number of dwelling units of 1,063
WHEREAS the maximum permitted number of dwelling units is 965;
- Section 6.11.2.2(b)(4), By-law 1916 (Holding Provision), as amended by area-specific By-law No. 880-2001(OMB)**
Proposed maximum of 1,063 dwelling units are permitted until the Hold (H) designation is removed by amendment to this By-law
WHEREAS a maximum of 965 dwelling units are permitted until the Hold (H) designation is removed by amendment to this By-law;
- Section 5.17, By-law 1916**
Proposed parking space ratio of 1.11 per apartment dwelling unit, inclusive of visitor parking spaces, for Phase 3
WHEREAS the required parking space ratio is 1.25 per apartment dwelling unit, inclusive of visitor parking spaces, for Phase 3.

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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Edwin (Ted) Shepherd
(signed)

Isaac Lallouz (signed)

Morley Rosenberg (signed)

Nicholas Sion (signed)

Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, October 3, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, October 15, 2013

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 \$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.