

CITY OF TORONTO  
COUNCILLOR JOHN FILION  
NORTH YORK CIVIC CENTRE -  
COUNCILLOR  
5100 YONGE ST  
TORONTO ON

Wednesday, November 6, 2013

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

File Number:	B051/13NY	Zoning	R4/RD (f15.0; a550) (x5) [WAIVER]
Owner(s):	YI FU WANG	Ward:	Willowdale (23)
Agent:	QUICKSILVER DEVELOPMENT SERVICES		
Property Address:	155 CHURCH AVE	Community:	North York
Legal Description:	PLAN 2633 LOT 144 PT LOT 145		

Notice was given and the application considered on Wednesday, November 6, 2013, as required by the Planning Act.

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots.

**Retained - Parts 1 and 2****Address to be assigned**

The lot frontage is 9.52m and lot area is 368.4m<sup>2</sup>. The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A636/13NY.

**Conveyed - Part 3****Address to be assigned**

The lot frontage is 9.52m and the lot area is 368.65m<sup>2</sup>. The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A637/13NY.


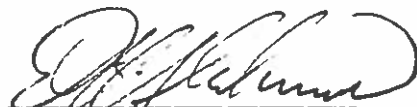
**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:****The Consent Application is Refused**

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.

**SIGNATURE PAGE**

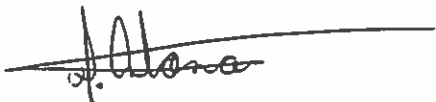
File Number: B051/13NY Zoning R4/RD (f15.0; a550) (x5)  
[WAIVER]  
Owner(s): YI FU WANG Ward: Willowdale (23)  
Agent: QUICKSILVER DEVELOPMENT SERVICES  
Property Address: 155 CHURCH AVE Community: North York  
Legal Description: PLAN 2633 LOT 144 PT LOT 145

  
Arthur Forer (signed)  
Edwin (Ted) Shepherd  
(signed)  
Nicholas Sion (signed)  
Richard Ross (signed)  
Astra Burka(signed)

DATE DECISION MAILED ON: Thursday, November 14, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, December 4, 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](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.

Wednesday, November 6, 2013

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

File Number:	A636/13NY	Zoning	R4/RD (f15.0; a550) (x5) [WAIVER]
Owner(s):	YI FU WANG	Ward:	Willowdale (23)
Agent:	QUICKSILVER DEVELOPMENT SERVICES		
Property Address:	155 CHURCH AVE (PARTS 1 & 2)	Community:	North York
Legal Description:	PLAN 2633 LOT 144 PT LOT 145		

Notice was given and a Public Hearing was held on Wednesday, November 6, 2013, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with an integral, above grade, garage. The existing dwelling would be demolished.

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

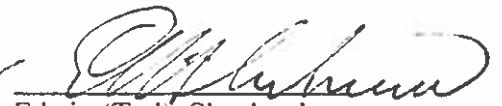
- Section 13.21 and 6(8), By-law No. 7625**  
Proposed lot frontage and width of 9.52m  
WHEREAS the minimum required lot frontage and width is 15.0m;
- Section 10.20.30.20(1)(A), By-law No. 569-2013**  
Proposed lot frontage of 9.52m  
WHEREAS the minimum required lot frontage is 15.0m;
- Section 13.2.2, By-law No. 7625 & Section 10.20.30.10(1)(A), By-law No. 569-2013**  
Proposed lot area of 368.4m<sup>2</sup>  
WHEREAS the minimum required lot area is 550.0m<sup>2</sup>;
- Section 13.2.4(a), By-law No. 7625 & Section 10.20.30.40(1)(A), By-law No. 569-2013**  
Proposed lot coverage of 31.97% of the lot area  
WHEREAS the maximum permitted lot coverage is 30% of the lot area;
- Section 13.2.3A, By-law No. 7625**  
Proposed west side yard setback of 1.25m  
WHEREAS the minimum required west side yard setback is 1.5m;

**SIGNATURE PAGE**

File Number:	A636/13NY	Zoning	R4/RD (f15.0; a550) (x5) [WAIVER]
Owner:	YI FU WANG	Ward:	Willowdale (23)
Agent:	QUICKSILVER DEVELOPMENT SERVICES		
Property Address:	155 CHURCH AVE (PARTS 1 & 2)	Community:	North York
Legal Description:	PLAN 2633 LOT 144 PT LOT 145		

  
Arthur Forer (signed)

  
Astra Burka (signed)

  
Edwin (Ted) Shepherd  
(signed)

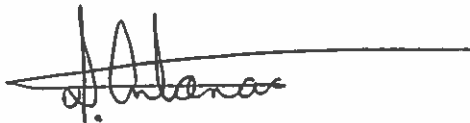
  
Nicholas Sion (signed)

  
Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, November 14, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, November 26, 2013

CERTIFIED TRUE COPY

  
Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Wednesday, November 6, 2013

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

File Number:	A637/13NY	Zoning	R4/RD (F15.0; a550) (x5) [WAIVER]
Owner(s):	YI FU WANG	Ward:	Willowdale (23)
Agent:	QUICKSILVER DEVELOPMENT SERVICES		
Property Address:	155 CHURCH AVE (PART 3)	Community:	North York
Legal Description:	PLAN 2633 LOT 144 PT LOT 145		

Notice was given and a Public Hearing was held on Wednesday, November 6, 2013, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with an integral, above grade, garage. The existing dwelling would be demolished.

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

- Section 13.21 and 6(8), By-law No. 7625**  
Proposed lot frontage and width of 9.52m  
WHEREAS the minimum required lot frontage and width is 15.0m;
- Section 10.20.30.20(1)(A), By-law No. 569-2013**  
Proposed lot frontage of 9.52m  
WHEREAS the minimum required lot frontage is 15.0m;
- Section 13.2.2, By-law No. 7625 & Section 10.20.30.10(1)(A), By-law No. 569-2013**  
Proposed lot area of 368.65m<sup>2</sup>  
WHEREAS the minimum required lot area is 550.0m<sup>2</sup>;
- Section 13.2.4(a), By-law No. 7625 & Section 10.20.30.40(1)(A), By-law No. 569-2013**  
Proposed lot coverage of 31.95% of the lot area  
WHEREAS the maximum permitted lot coverage is 30% of the lot area;
- Section 13.2.3A, By-law No. 7625**  
Proposed west side yard setback of 1.25m  
WHEREAS the minimum required west side yard setback is 1.5m;

6. **Section 13.2.3A, By-law No. 7625**  
Proposed east side yard setback of 1.25m  
WHEREAS the minimum required east side yard setback is 1.5m;
7. **Section 900.3.10(5), By-law No. 569-2013**  
Proposed west side yard setback of 1.25m  
WHEREAS the minimum required west side yard setback is 1.8m;
8. **Section 900.3.10(5), By-law No. 569-2013**  
Proposed east side yard setback of 1.25m  
WHEREAS the minimum required east side yard setback is 1.8m;
9. **Section 13.2.5A 1.1(b), By-law No. 7625**  
Proposed building length of 17.34m  
WHEREAS the maximum permitted building length is 16.8m;
10. **Section 10.5.40.60(1)(A)(i), By-law No. 569-2013**  
Proposed west side yard setback to the front platform of 1.25m  
WHEREAS the minimum required west side yard setback to the front platform is 1.8m.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Refused**

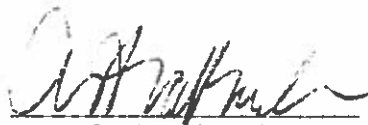
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

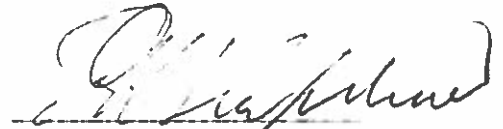
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

**SIGNATURE PAGE**

File Number: A637/13NY Zoning R4/RD (R15.0; a550) (x5)  
Owner: YI FU WANG [WAIVER]  
Agent: QUICKSILVER Ward: Willowdale (23)  
DEVELOPMENT SERVICES  
Property Address: 155 CHURCH AVE Community: North York  
(PART 3)  
Legal Description: PLAN 2633 LOT 144 PT LOT 145

  
Arthur Forer (signed)

  
Astra Burka (signed)

  
Edwin (Ted) Shepherd  
(signed)

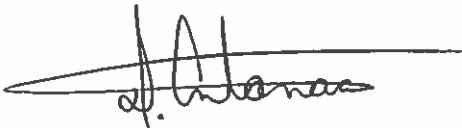
  
Nicholas Sion (signed)

  
Richard Ross (signed)

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