

**Callum MacDonald - Fwd: New Appeal Info: B051/13NY - 155 Church Ave**

**From:** Callum MacDonald  
**To:** Callum MacDonald  
**Date:** 26/11/2013 3:13 PM  
**Subject:** Fwd: New Appeal Info: B051/13NY - 155 Church Ave  
**Attachments:** 29588699097.pdf

>>> Sonia Connell 26/11/2013 2:35 PM >>>

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		

**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.

**HEARING DATE:** November 6, 2013

**COMMITTEE OF ADJUSTMENT DECISION: REFUSED**  
 (ATTACHED IS A COPY OF THE DECISION)

**STAFF REPORT** - Staff recommended that the application be refused.

**APPEALED BY:** Mark Flowers, c/o Davies Howe Partners LLP  
 on behalf of: Yifu Wang (owner)

**DATE NOTICE OF APPEAL RECEIVED:** November 25, 2013

Thank you,  
 Committee of Adjustment (North York District)

Sonia Connell  
 City Planning Division  
 North District Committee of Adjustment  
 North York Civic Centre, Main Floor

27/11/2013

**Callum MacDonald - Fwd: New Appeal Info: A636/13NY - 155 Church Ave**

**From:** Callum MacDonald  
**To:** Callum MacDonald  
**Date:** 26/11/2013 3:13 PM  
**Subject:** Fwd: New Appeal Info: A636/13NY - 155 Church Ave  
**Attachments:** 29844309029.pdf

>>> Sonia Connell 26/11/2013 2:41 PM >>>

<b>File Number:</b>	A636/13NY	<b>Zoning</b>	R4/RD (f15.0; a550) (x5) [WAIVER]
<b>Owner(s):</b>	YI FU WANG	<b>Ward:</b>	Willowdale (23)
<b>Agent:</b>	QUICKSILVER DEVELOPMENT SERVICES		
<b>Property Address:</b>	<b>155 CHURCH AVE (PARTS 1 &amp; 2)</b>		

**PURPOSE OF THE APPLICATION:**

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

**HEARING DATE:** November 6, 2013

**COMMITTEE OF ADJUSTMENT DECISION: REFUSED**  
 (ATTACHED IS A COPY OF THE DECISION)

**STAFF REPORT** - Staff recommended that the application be refused.

**APPEALED BY:** Mark Flowers, c/o Davies Howe Partners LLP  
 on behalf of: Yifu Wang (owner)

**DATE NOTICE OF APPEAL RECEIVED:** November 25, 2013

Thank you,  
 Committee of Adjustment (North York District)

Sonia Connell  
 City Planning Division  
 North District Committee of Adjustment  
 North York Civic Centre, Main Floor  
 5100 Yonge Street  
 Toronto, Ontario  
 M2N 5V7  
 Phone: (416) 395-7174  
 Fax: (416) 395-7200  
[sconnel@toronto.ca](mailto:sconnel@toronto.ca)

**Callum MacDonald - Fwd: New Appeal Info: A637/13NY - 155 Church Ave**

**From:** Callum MacDonald  
**To:** Callum MacDonald  
**Date:** 26/11/2013 3:14 PM  
**Subject:** Fwd: New Appeal Info: A637/13NY - 155 Church Ave  
**Attachments:** 29844651078.pdf

>>> Sonia Connell 26/11/2013 2:47 PM >>>

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)		

**PURPOSE OF THE APPLICATION:**

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

**HEARING DATE:** November 6, 2013

**COMMITTEE OF ADJUSTMENT DECISION: REFUSED**  
(ATTACHED IS A COPY OF THE DECISION)

**STAFF REPORT** - Staff recommended that the application be refused.

**APPEALED BY:** Mark Flowers, c/o Davies Howe Partners LLP  
on behalf of: Yifu Wang (owner)

**DATE NOTICE OF APPEAL RECEIVED:** November 25, 2013

Thank you,  
Committee of Adjustment (North York District)

Sonia Connell  
City Planning Division  
North District Committee of Adjustment  
North York Civic Centre, Main Floor  
5100 Yonge Street  
Toronto, Ontario  
M2N 5V7  
Phone: (416) 395-7174  
Fax: (416) 395-7200  
[sconnel@toronto.ca](mailto:sconnel@toronto.ca)

27/11/2013