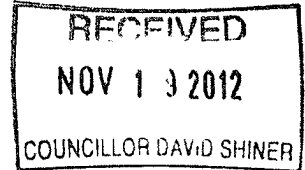


CITY COUNCILLOR, WARD 24, CITY OF
TORONTO
DAVID SHINER
or OCCUPANT
CITY HALL
100 QUEEN ST SUITE W SUITE B39

Wednesday, November 7, 2012

North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 5V7

Phone (416) 395-7000
Fax (416) 395-7200



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

File Number:	A610/11NY	Zoning	RM6 - Multiple Family Dwelling Zone (WAIVER)
Owner(s):	NOVI PROPERTIES	Ward:	Willowdale (24)
Agent:	LORNE ROSS L. ROSS PLANNING SERVICES INC.		
Property Address:	10 RUDDINGTON DR	Community:	North York
Legal Description:	PLAN M908 BLK A		

Notice was given and a Public Hearing was held on Wednesday, November 7, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application for the construction of 29, 3-storey townhouses surrounding the existing apartment building.

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

North York By-law 7625

1. To permit a minimum front yard setback from Bayview Avenue of 3m
WHEREAS a minimum setback of 7.5m is required;
2. To permit a minimum north side yard setback of 3m from the Ontario Hydro transmission corridor
WHEREAS a minimum setback of 6m is required;
3. To permit a minimum south side yard setback of 4.5m
WHEREAS a minimum setback of 6m is required;
4. To permit a minimum rear yard setback of 2.9m from Ruddington Drive
WHEREAS a minimum setback of 7.5m is required;
5. To permit a minimum building setback of 6.2m between the existing apartment building and the proposed multiple family dwellings
WHEREAS a minimum setback of one half the height of the apartment building or 17.8m is required;
6. To permit a minimum building setback of 1.5m between buildings in a group housing project
WHEREAS a setback equal to the average height of the two buildings is required;

7. To permit 8 parking spaces within the proposed private garages to have a minimum length of 5.1m and that the minimum parking space height of 2m be measured within this 5.1m length
WHEREAS a minimum length of 5.6m is required.

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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Isaac Lallouz (signed)

Edwin (Ted) Shepherd
(signed)

Astra Burka (signed)

Arthur Forer (signed)

Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, November 15, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, November 27, 2012

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.