

CITY OF TORONTO
COUNCILLOR FILIONNORTH YORK CIVIC CENTRE
5100 YONGE ST
TORONTO ON

Wednesday, November 26, 2014

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

File Number:	A566/14NY	Zoning:	C7(1) [WAV]
Owner(s):	SHENGLIN HOLDING CO LTD	Ward:	Willowdale (23)
Agent:	HENRY CHIU ARCHITECT		
Property Address:	170 SHEPPARD AVE E	Community:	North York
Legal Description:	PLAN M372 LOT 2 PT LOT 3	REG	

Notice was given and a Public Hearing was held on Wednesday, November 26, 2014, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct additions to the third, fourth and fifth storey of the existing commercial building to facilitate the requirement for additional office space.

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

- Section 64.29-(1)(c), By-law No. 7625**
The maximum permitted gross floor area is 1,832.00m².
The proposed gross floor area is 2,260.00m².
- Section 64.29-(1)(d)&(e), By-law No. 7625**
The maximum permitted height is 7.00m and between 7.50m to 10.50m rear yard setback.
The proposed height is 9.55m and is 9.07m to 10.50m from the rear lot line.
- Section 64.29-(1)(d)&(e), By-law No. 7625**
The maximum permitted height is 10.00m and between 10.50m to 13.50m rear yard setback.
The proposed height is 12.65m and is 11.87m to 13.50m from the rear lot line.
- Section 6A(16)(a), By-law No. 7625**
The minimum number of required loading spaces to be provided is two (2).
The proposed number of loading spaces to be provided is one (1) with the dimensions of 3.60m x 6.00m x 4.20m in height.

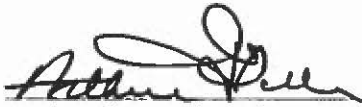
IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Minor Variance Application is Refused**

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

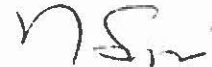
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Arthur Forer (signed)



Richard Ross (signed)

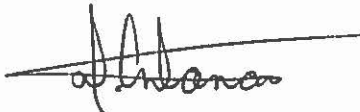


Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, December 4, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, December 16, 2014

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.