

City Planning Division

Dan Antonacci

Manager & Deputy Secretary Treasurer

North York Panel

North York Civic Centre 5100 Yonge Street North York, Ontario Canada, M2N 5V7 Tel: (416) 395-7000 Fax: (416) 395-7200

CITY OF TORONTO COUNCILLOR FILION or OCCUPANT NORTH YORK CIVIC CENTRE 5100 YONGE ST TORONTO ON

Thursday, February 5, 2015

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:

B061/14NY

Zoning

R4/RD(fl 5.0;a550)(ZR)

Owner(s):

HUNG-JEN CHUANG

Ward:

Willowdale (23)

Agent:

RUBINOFF DESIGN GROUP

88 HOLLYWOOD AVE

Community:

North York

Property Address: Legal Description:

275 & WHOLE LOT OF 274 PLAN 1801 PT LOT 273 PT LOT

Notice was given and the application considered on Thursday, February 5, 2015, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The frontage is 8.84m and the lot area is 354.48m². The property will be redeveloped as the site of a new twostorey dwelling requiring variances to the Zoning By-law, as outlined in Application A857/14NY.

Conveyed - Part 2

Address to be assigned

The frontage is 8.84m and the lot area is 354.48m². The property will be redeveloped as the site of a new twostorey dwelling requiring variances to the Zoning By-law, as outlined in Application A858/14NY.

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 is premature.
- 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.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

Decision Notice - CO doc Page 1

THAM SURVEYING LIMITED ** fat 1.5" CALLES OF THE STATE OF THE STAT PART OF LOTS 273 AND 275 REGISTERED PLAN 1801 (FORMERLY CITY OF NORTH YORK) PLAN 66R-a challer had in a shad add Camella and in a sauda and in a da beight a still and parella to the beight and in a sauda and in a da fare and in a sauda and in a da fare and in a sauda and in a da fare and in a sauda and in a da fare and i The state of the s MI TEL TO SENITE TOWNSHING WATER WITH THE WAY 1 :: :: 1 ALL OF LOT 274 AND SURVEYOR'S CERTIFICATE # Supple of the till and the till of the t CITY OF TORONTO The SERVET BAT GRAND HE THE THE PLAN OF SURVEY OF MACHE THERESE CONCERNS. SANDE IS BACK IN CARE FILLS AND ě METRIC 2 l Had SCHIE 1 3740 LECEND 27 143 30 27 143 30 andele. 4 Li. Toronto Building HL3thi3A AVENUE NOV 0 5,2014 1:.0 destroy server with norm CPT members was all makes the property result of the server o THE STANDARD HEADER AND CREAK DRIVINGS AND CAN BE COMMENTED IN UNE STANDARD HE HADDRING ST & COMMENT COME PARTIE OF BEHAND AVENUE PAHI ? DOCK KTOOK 3 4 3 4 Conditions (and Control and Co PLAN COORDHATES, WITH MAD-1963 CERS CBAY3-1997.0 DAMT ! 1.000 71 1307-144 JB ; ; たっしたい Se consens

SIGNATURE PAGE

File Number:

B061/14NY

Zoning

R4/RD(f15.0;a550)(ZR)

Owner(s):

HUNG-JEN CHUANG

Ward:

Willowdale (23)

Agent:

RUBINOFF DESIGN GROUP

Property Address:

88 HOLLYWOOD AVE

Community:

North York

Legal Description:

275 & WHOLE LOT OF 274 PLAN 1801 PT LOT 273 PT LOT

Douglas S. Colbourne (signed)

Astra Burka (signed)

Nicholas Sion (signed)

Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, February 12, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 4, 2015

CERTIFIED TRUE COPY

Dàn 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.

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.



City Planning Division

Dan Antonacci

Manager & Deputy Secretary Treasurer North York Panel

North York Civic Centre 5100 Yange Street North York, Ontario Canada, M2N 5V7 Tel: (416) 395-7000 Fax: (416) 395-7200

Thursday, February 5, 2015

NOTICE OF DECISION

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

File Number:

A857/14NY

Zoning

R4/RD(f15.0;a550)(ZR)

Owner(s):

HUNG-JEN CHUANG

Ward:

Willowdale (23)

HUNG-JEN CHUANG

Agent:

RUBINOFF DESIGN GROUP

Community:

North York

Property Address:

88 HOLLYWOOD AVE -(PART 1)

Legal Description:

275 & WHOLE LOT OF 274 PLAN 1801 PT LOT 273 PT LOT

Notice was given and a Public Hearing was held on Thursday, February 5, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. File Numbers B061/14NY, A857/14NY, and A858/14NY will be considered jointly.

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

1. Chapter 10.5.40.10(5), Zoning By-law No. 569-2013

A minimum of 10m² of the first floor area must be within 4m of the front wall. There is 6.0m² proposed within 4m of the front wall.

2. Chapter 10.5.50.10(1), Zoning By-law No. 569-2013

> A minimum of 75% of the required front yard landscaping must be soft landscaping. The proposed front yard soft landscaping area is 69.5%.

3. Chapter 10.20.30. 10.(1), Zoning By-law No. 569-2013

> The required minimum lot area is 550m². The proposed lot area is 354.48m².

4. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013

The required minimum lot frontage is 15m.

The proposed lot frontage is 8.84m.

5. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013

The permitted maximum lot coverage is 30.0% percent of the lot area: 106.34m².

The proposed lot coverage is 32.5% of the lot area: 115.24m².

6. Chapter 10.20.40.10(2), Zoning By-law No. 569-2013

Decision Notice - MV doc Page I The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m for 100% of the width of the wall.

The proposed height of the East side exterior main wall is 7.48m for 88.7% of the width of the wall.

7. Chapter 10.20.40.10(6), Zoning By-law No. 569-2013

The permitted maximum height of the first floor above established grade is 1.2m. The proposed height of the first floor above established grade is 1.56m.

Chapter 10.20.40.70(3), 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013 The required minimum side yard setbacks are 1.8m each side. The proposed West side yard setback is 0.9m.

9. Chapter 10.20.40.70(3), 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013

The required minimum side yard setbacks are 1.8m each side. The proposed East side yard setback is 0.9m.

10. Section 13.2.1, Zoning By-law No. 7625

The minimum required lot frontage is 15m. The proposed lot frontage is 8.84m.

11. Section 13.2.2, Zoning By-law No. 7625

The minimum required lot area is 550m². The proposed lot area is 354.48m².

12. Section 13.2.3(b), Zoning By-law No. 7625

The minimum required side yard setbacks are 1.5m each side. The proposed West side yard setback is 0.9m.

13. Section 13.2.3(b), Zoning By-law No. 7625

The minimum required side yard setbacks are 1.5m each side. The proposed East side yard setback is 0.9m.

14. Section 13.2.4, Zoning By-law No. 7625

The maximum permitted lot coverage is 30.0% of the lot area. The proposed lot coverage is 32.5% of the lot area.

15. Section 13.2.6, Zoning By-law No. 7625

The maximum permitted building height is 8.8m. The proposed building height is 9.41m.

16. Section 6(30)a, Zoning By-law No. 7625

The maximum finished first floor height is 1.5m. The proposed finished first floor height is 2.15m.

17. Section 6(8), Zoning By-law No. 7625

The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed: 15m.

The proposed lot width is 8.84m.

18. Section 7.4A, Zoning By-law No. 7625

The minimum required front yard soft landscaping is 75%.

Decision Notice - MV doc Page 2

The proposed front yard soft landscaping is 69.5%.

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 <u>NOT</u> 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.

Decision Notice - MV doc Page 3

SIGNATURE PAGE

File Number:

A857/14NY

Zoning

R4/RD(f15.0;a550)(ZR)

Owner:

HUNG-JEN CHUANG

Ward:

Willowdale (23)

Agent:

HUNG-JEN CHUANG RUBINOFF DESIGN GROUP

Property Address:

88 HOLLYWOOD AVE -

Community:

North York

PART A

Legal Description:

275 & WHOLE LOT OF 274 PLAN 1801 PT LOT 273 PT LOT

Douglas S. Colbourne (signed)

Astra Burka (signed)

Nicholas Sion (signed)

Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, February 12, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, February 25, 2015

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.



Dan Antonacci

Manager & Deputy Secretary Treasurer North York Panel

North York Civic Centre 5100 Yonge Street North York, Ontario Canada, M2N 5V7 Tel: (416) 395-7000 Fax: (416) 395-7200

Thursday, February 5, 2015

NOTICE OF DECISION

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

File Number:

A858/14NY

Zoning

R4/RD(f15.0;a550)(ZR)

Owner(s):

HUNG-JEN CHUANG

Ward:

Willowdale (23)

HUNG-JEN CHUANG

Agent:

RUBINOFF DESIGN GROUP

Property Address:

88 HOLLYWOOD AVE -

Community:

North York

(PART 2)

Legal Description:

275 & WHOLE LOT OF 274 PLAN 1801 PT LOT 273 PT LOT

Notice was given and a Public Hearing was held on Thursday, February 5, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. File Numbers B061/14NY, A857/14NY, and A858/14NY will be considered jointly.

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

Chapter 10.5.40.10(5), Zoning By-law No. 569-2013 1.

A minimum of 10m² of the first floor area must be within 4m of the front wall. There is 6.0m² proposed within 4m of the front wall.

2. Chapter 10.20.30. 10.(1), Zoning By-law No. 569-2013

The required minimum lot area is 550m².

The proposed lot area is 354.48m².

3. Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013

The required minimum lot frontage is 15m.

The proposed lot frontage is 8.84m.

4. Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013

The permitted maximum lot coverage is 30.0% percent of the lot area: 106.34m².

The proposed lot coverage is 32.5% of the lot area: 115.24m².

5. Chapter 10.20.40.10(2), Zoning By-law No. 569-2013

The permitted maximum height of all side exterior main walls facing a side lot line is

7.5m for 100% of the width of the wall.

The proposed height of the West side exterior main wall is 7.48m for 88.7% of the width of the wall.

Decision Notice - MV.doc

Page 1

6. Chapter 10.5.50.10(1), Zoning By-law No. 569-2013

A minimum of 75% of the required front yard landscaping must be soft landscaping. The proposed front yard soft landscaping area is 69.5%.

7. Chapter 10.20.40.10(6), Zoning By-law No. 569-2013

The permitted maximum height of the first floor above established grade is 1.2m. The proposed height of the first floor above established grade is 1.55m.

8. Chapter 10.20.40.70(3), 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013

The required minimum side yard setbacks are 1.8m each side. The proposed West side yard setback is 0.9m.

9. Chapter 10.20.40.70(3), 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013

The required minimum side yard setbacks are 1.8m each side. The proposed East side yard setback is 0.9m.

10. Section 13.2.1, Zoning By-law No. 7625

The minimum required lot frontage is 15m. The proposed lot frontage is 8.84m.

11. Section 13.2.2, Zoning By-law No. 7625

The minimum required lot area is 550m². The proposed lot area is 354.48m².

12. Section 13.2.3(b), Zoning By-law No. 7625

The minimum required side yard setbacks are 1.5m each side. The proposed West side yard setback is 0.9m.

13. Section 13.2.3(b), Zoning By-law No. 7625

The minimum required side yard setbacks are 1.5m each side. The proposed East side yard setback is 0.9m.

14. Section 13.2.4, Zoning By-law No. 7625

The maximum permitted lot coverage is 30.0% of the lot area. The proposed lot coverage is 32.5% of the lot area.

15. Section 13.2.6, Zoning By-law No. 7625

The maximum permitted building height is 8.8m. The proposed building height is 9.42m.

16. Section 6(30)a, Zoning By-law No. 7625

The maximum finished first floor height is 1.5m. The proposed finished first floor height is 2.15m.

17. Section 6(8), Zoning By-law No. 7625

The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed: 15m.

The proposed lot width is 8.84m.

Decision Notice - MV.doc Page 2

18. Section 7.4A, Zoning By-law No. 7625

The minimum required front yard soft landscaping is 75%.

The proposed front yard soft landscaping is 69.5%.

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 <u>NOT</u> 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.

Decision Notice - MV doc Page 3

SIGNATURE PAGE

File Number:

A858/14NY

PART B

Zoning

R4/RD(f15.0;a550)(ZR)

Owner:

HUNG-JEN CHUANG

Ward:

Willowdale (23)

Agent:

HUNG-JEN CHUANG RUBINOFF DESIGN GROUP

Property Address:

88 HOLLYWOOD AVE -

Community:

North York

Legal Description:

275 & WHOLE LOT OF 274 PLAN 1801 PT LOT 273 PT LOT

Douglas S. Colbourne

Astra Burka (signed)

Nicholas Sion (signed)

(signed)

Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, February 12, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, February 25, 2015

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.