

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(f1 5.0;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		

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 two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A857/14NY.

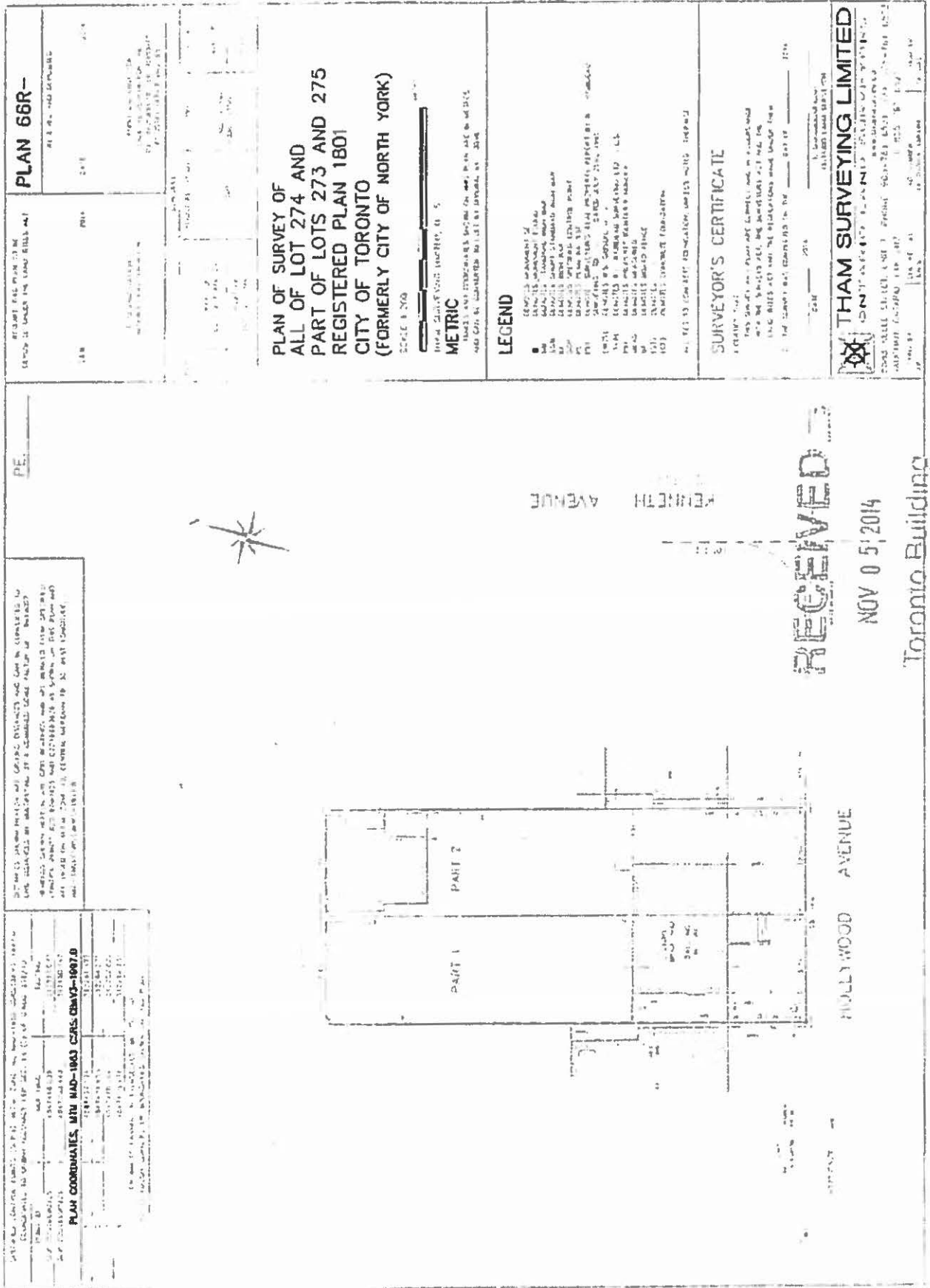
Conveyed - Part 2**Address to be assigned**

The frontage is 8.84m and the lot area is 354.48m². The property will be redeveloped as the site of a new two-storey 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**

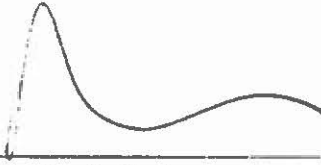
In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- 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.



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)

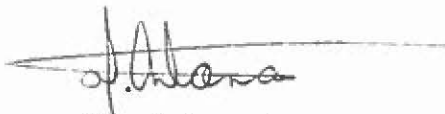


Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, February 12, 2015

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

CERTIFIED TRUE COPY



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.

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.

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 HUNG-JEN CHUANG	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	88 HOLLYWOOD AVE – (PART 1)	Community:	North York
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**
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.
- 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%.
- 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.
- 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.
- 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.
- 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 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.
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 9.41m.
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%.

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 **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

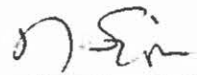
File Number:	A857/14NY	Zoning	R4/RD(f15.0;a550)(ZR)
Owner:	HUNG-JEN CHUANG	Ward:	Willowdale (23)
Agent:	HUNG-JEN CHUANG		
	RUBINOFF DESIGN GROUP		
Property Address:	88 HOLLYWOOD AVE –	Community:	North York
	PART A		
Legal Description:	275 & WHOLE LOT OF 274 PLAN 1801 PT LOT 273 PT LOT		




 Douglas S. Colbourne
 (signed)



 Astra Burka (signed)

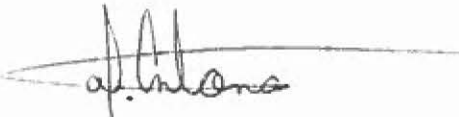


 Nicholas Sion (signed)



 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

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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 HUNG-JEN CHUANG	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	88 HOLLYWOOD AVE – (PART 2)	Community:	North York
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**
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.
- 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.
- 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.
- 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.
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- 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.

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.
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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.
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11. **Section 13.2.2, Zoning By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 354.48m².
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The minimum required side yard setbacks are 1.5m each side.
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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.

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 **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.
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File Number: A858/14NY Zoning R4/RD(f15.0;a550)(ZR)
Owner: HUNG-JEN CHUANG Ward: Willowdale (23)
 HUNG-JEN CHUANG
Agent: RUBINOFF DESIGN GROUP
Property Address: 88 HOLLYWOOD AVE – Community: North York
 PART B
Legal Description: 275 & WHOLE LOT OF 274 PLAN 1801 PT LOT 273 PT LOT



Douglas S. Colbourne
(signed)

Astra Burka (signed)

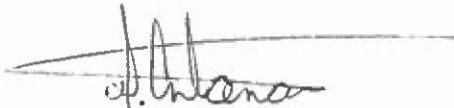
Nicholas Sion (signed)


Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, February 12, 2015

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

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