

Thursday, February 5, 2015

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

File Number:	A908/14NY	Zoning	R6/RD(f12.0;a370)(waiver)
Owner(s):	QIN SHAO	Ward:	Willowdale (23)
Agent:	MEMAR ARCHITECTS INC		
Property Address:	241 WILLOWDALE AVE (PARTS 1 and 8)	Community:	North York
Legal Description:	PLAN 1609 LOT 180 PT CLSD LANE AND RP 64R11246 PART 2		

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. Files B067/14NY, B068/14NY/14NY, A908/14NY, A909/14NY, A910/14NY will be considered jointly.

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

- Chapter 10.5.40.10. (5), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area: 122.00m².
The proposed lot coverage is 31.99% percent of the lot area: 128.18m².
- Chapter 10.20.40.70. (1) , Zoning By-law No. 569-2013**
The required minimum front yard setback is 7.26m.
The proposed front yard setback is 6.50m.
- Chapter 10.20.40.70.(6) , Zoning By-law No. 569-2013**
The required minimum side yard setback is 3.0m for a corner lot where there is an adjacent lot fronting on the street abutting the side lot line.
The proposed west side yard setback is 2.06m.
- Chapter 10.5.80.40. (3), Zoning By-law No. 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking space is from the front.
- Section 13.2.3c, Zoning By-law 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 8.06m.

6. **Section 13.2.4, Zoning By-law 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.99% of the lot area.

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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Douglas S. Colbourne
(signed)



Astra Burka (signed)



Nicholas Sion (signed)

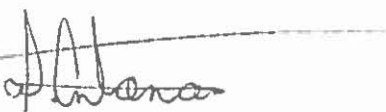


Richard Ross (signed)

DATE DECISION MAILED ON: Saturday, February 12, 2005

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.

Thursday, February 5, 2015

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

File Number:	A909/14NY	Zoning:	R6/RD(f12.0;a370)(waiver)
Owner(s):	CHENGUY SHAO	Ward:	Willowdale (23)
Agent:	MEMAR ARCHITECTS INC		
Property Address:	243 WILLOWDALE AVE (PARTS 2 and 7)	Community:	North York
Legal Description:	PLAN 1609 LOT 181 RP 64R11246 PART 1		

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 two-storey dwelling with an integral garage. The existing dwelling would be demolished. Files B067/14NY, B068/14NY/14NY, A908/14NY, A909/14NY, A910/14NY will be considered jointly.

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

- Chapter 10.5.40.10. (5), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area: 120.05m².
The proposed lot coverage is 31.99% percent of the lot area: 128.01m².
- Chapter 10.20.40.70. (1) , Zoning By-law No. 569-2013**
The required minimum front yard setback is 7.26m.
The proposed front yard setback is 6.50m.
- 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 7.5m for 82.40% of the width of the wall and 7.99m for 17.6%.
- Section 13.2.3c, Zoning By-law 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 8.06m.
- Section 13.2.4, Zoning By-law 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.99% of the lot area.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

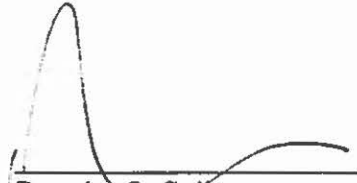
The Minor Variance Application is Refused

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.


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Douglas S. Colbourne
(signed)

Astra Burka (signed)

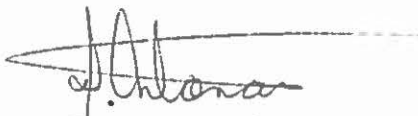
Nicholas Sion (signed)

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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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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

File Number:	A910/14NY	Zoning:	R6/RD(f12.0;a370)(waiver)
Owner(s):	QIN SHAO	Ward:	Willowdale (23)
Agent:	MEMAR ARCHITECTS INC		
Property Address:	241 WILLOWDALE AVE (PARTS 3, 4, 5, 6)	Community:	North York
Legal Description:	PLAN 1609 LOT 180 PT CLSD LANE AND RP 64R11246 PART 2		

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 two-storey dwelling with an integral garage. The existing dwelling would be demolished. Files B067/14NY, B068/14NY/14NY, A908/14NY, A909/14NY, A910/14NY will be considered jointly.

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

- Chapter 10.5.40.10. (5), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area: 120.13m².
The proposed lot coverage is 31.99% percent of the lot area: 128.10m².
- Chapter 10.20.40.70. (1) , Zoning By-law No. 569-2013**
The required minimum front yard setback is 7.26m.
The proposed front yard setback is 6.50m.
- 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 7.5m for 82.40% of the width of the wall and 7.99m for 17.6%.
- Section 13.2.3c, Zoning By-law 7625**
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