

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

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

Thursday, June 9, 2016

NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number:	B0072/15NY	Zoning	R4/RD (f1 5.0; a550) (x5)(waiver)
Owner(s):	AILING WANG	Ward:	Willowdale (23)
Agent:	QUICKSILVER DEVELOPMENT SERVICES	Heritage:	Not Applicable
Property Address:	203 DREWRY AVE	Community:	North York
Legal Description:	PLAN 3404 LOT 3		

Notice was given and the application considered on Thursday, June 9, 2016, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized (lot frontage only) residential lots.

Conveyed Lot: Part 1 (west)

Address to be assigned

The frontage is 10.06m, depth of 60.13m and a lot area of 604.91m². The property will be redeveloped as the site of a new detached two-storey residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A1138/15NY.

Retained Lot: Part 2 (east)

Address to be assigned

The frontage is 10.06m, depth of 60.13m and a lot area of 604.91m². The property will be redeveloped as the site of a new detached two-storey residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A1139/15NY

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:


The Consent Application is Refused

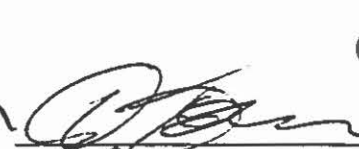
In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):


-
- The proposed land division 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.


SIGNATURE PAGE

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Bruce Mullock (signed)


Giacomo Tonon (signed)

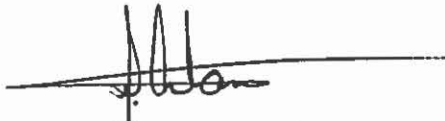

Denise Graham (signed)


Derek Lett (signed)

DATE DECISION MAILED ON: Thursday, June 16, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, July 6, 2016

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, June 9, 2016

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

File Number:	A1138/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):	AILING WANG	Ward:	Willowdale (23)
Agent:	QUICKSILVER DEVELOPMENT SERVICES	Heritage:	Not Applicable
Property Address:	203 DREWRY AVE (PART 1)	Community:	North York
Legal Description:	PLAN 3404 LOT 3		

Notice was given and a Public Hearing was held on Thursday, June 9, 2016, 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.

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

- Chapter 10.20.30.20.(1), By-law 569-2013**
The minimum required frontage is 15m.
The proposed frontage is 10.06m.
- Chapter 10.20.40.10.(2), By-law 569-2013**
The maximum permitted main wall height is 7.5m.
The proposed main wall height is 7.86m.
- Chapter 10.20.40.20.(1), By-law 569-2013**
In the RD zone with a minimum required lot frontage of 18.0m or less, the permitted maximum building length for a detached house 17.0m.
The proposed building length is 18.00m.
- Chapter 10.5.40.70.(1), By-law 569-2013**
The required minimum front yard setback is 16.7m.
The proposed front yard setback is 15.5m.
- Chapter 900.3.10 (5), By-law 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.05m to the front 7.5m portion and 1.2m to the remainder of the dwelling.

6. **Chapter 900.3.10 (5), By-law 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is **0.90m**.
7. **Chapter 10.5.40.10 (5), By-law 569-2013**
First floor entrance area must be within 4m of the front wall and must be a minimum 10m².
The proposed front floor area is 7.98m².
8. **Section 13.2.1, 6(8), By-law 7625**
The minimum required lot frontage and width is 15m.
The proposed lot frontage and width is 10.06m.
9. **Section 13.2.3 (b), By-law 7625**
The minimum required side yard setback is 1.5m.
The proposed west side yard setback is 1.05m to the front 7.5m portion and 1.2m to the remainder of the dwelling.
10. **Section 13.2.3 (b), By-law 7625**
The minimum required side yard setback is 1.5m.
The proposed east side yard setback is **0.90m**.
11. **Section 13.2.5A, By-law 7625**
The maximum permitted length is 16.8m.
The proposed building length is **25.00m** as taken from the minimum required 8.5m front yard setback line (the physical length of the dwelling is 20m).
12. **Section 13.2.6, By-law 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.12m.

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

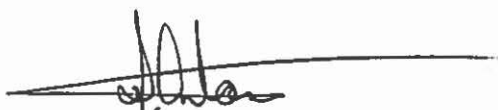
File Number:	A1138/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
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Agent:	QUICKSILVER DEVELOPMENT SERVICES	Heritage:	Not Applicable
Property Address:	203 DREWRY AVE (PART 1)	Community:	North York
Legal Description:	PLAN 3404 LOT 3		


Bruce Mullock (signed)
Giacomo Tonon (signed)
Denise Graham (signed)
Derek Lett (signed)

DATE DECISION MAILED ON: Thursday, June 16, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 29, 2016

CERTIFIED TRUE COPY


Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, June 9, 2016

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

File Number:	A1139/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):	AILING WANG	Ward:	Willowdale (23)
Agent:	QUICKSILVER DEVELOPMENT SERVICES	Heritage:	Not Applicable
Property Address:	203 DREWRY AVE (PART 2)	Community:	North York
Legal Description:	PLAN 3404 LOT 3		

Notice was given and a Public Hearing was held on Thursday, June 9, 2016, 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.

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

- Chapter 10.20.30.20.(1), By-law 569-2013**
The minimum required frontage is 15m.
The proposed frontage is 10.06m.
- Chapter 10.20.40.10.(2), By-law 569-2013**
The maximum permitted main wall height is 7.5m.
The proposed main wall height is 7.90m.
- Chapter 10.20.40.20.(1), By-law 569-2013**
In the RD zone with a minimum required lot frontage of 18.0m or less, the permitted maximum building length for a detached house 17.0m.
The proposed building length is 18.00m.
- Chapter 10.5.40.70.(1), By-law 569-2013**
The required minimum front yard setback is 16.7m.
The proposed front yard setback is 15.5m.
- Chapter 900.3.10 (5), By-law 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.05m to the front 7.5m portion and 1.2m to the remainder of the dwelling.

6. **Chapter 900.3.10 (5), By-law 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is **0.90m**.
7. **Chapter 10.5.40.10 (5), By-law 569-2013**
First floor entrance area must be within 4m of the front wall and must be a minimum 10m² in floor area.
The proposed front floor area is 7.98m².
8. **Section 13.2.1, 6(8), By-law 7625**
The minimum required lot frontage and width is 15m.
The proposed lot frontage and width is 10.06m.
9. **Section 13.2.3 (b), By-law 7625**
The minimum required side yard setback is 1.5m.
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The maximum permitted building height is 8.8m.
The proposed building height is 8.99m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

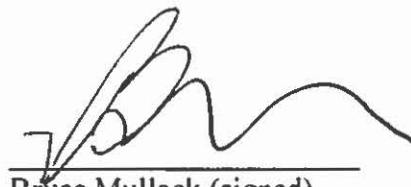
The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

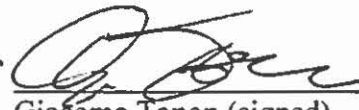
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

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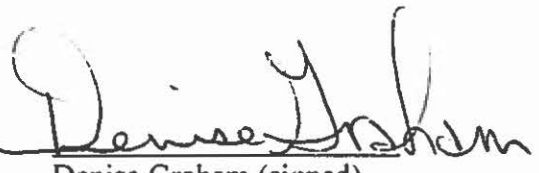
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Bruce Mullock (signed)



Giacomo Tonon (signed)



Denise Graham (signed)

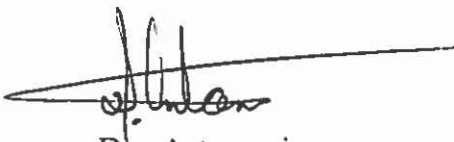


Derek Lett (signed)

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