

Wednesday, May 16, 2018

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

File Number:	A0209/18NY	Zoning	RD / R4 (ZZC)
Owner(s):	HYE SUN CHOI CHANG HWAN CHOI	Ward:	Willowdale (23)
Agent:	FOUR SEASONS SUNROOMS	Heritage:	Not Applicable
Property Address:	182 MCKEE AVE	Community:	North York
Legal Description:	PLAN 2633 LOT 132		

Notice was given and a Public Hearing was held on Wednesday, May 16, 2018, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey addition to the rear of the home.

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

- 1. Chapter 900.3.0.(5), By-law No. 569-2013**
The side yard setback required is 1.8 m.
The east side yard setback proposed is 1.36 m.
- 2. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The minimum rear yard setback required is 9.68 m.
The rear yard setback proposed is 8.63 m.
- 3. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum building length permitted is 17.0 m.
The building length proposed is 22.43 m.
- 4. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum lot coverage permitted is 30%.
The lot coverage proposed is 38.53%.
- 5. Section 13.2.3c, By-law No. 7625**
The minimum rear yard setback required is 9.5 m.
The rear yard setback proposed is 8.63 m.
- 6. Section 13.2.5A, By-law No. 7625**
The maximum building length permitted is 16.8 m.
The building length proposed is 22.43 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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:	A0209/18NY	Zoning	RD / R4 (ZZC)
Owner:	HYE SUN CHOI CHANG HWAN CHOI	Ward:	Willowdale (23)
Agent:	FOUR SEASONS SUNROOMS	Heritage:	Not Applicable
Property Address:	182 MCKEE AVE	Community:	North York
Legal Description:	PLAN 2633 LOT 132		

Bruce Mullock (signed)

Derek Lett (signed)

Isaac Lallouz (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Wednesday, May 23, 2018

LAST DATE OF APPEAL: Tuesday, June 5, 2018

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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.

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.