

BRIAN OTIS
756 SPADINA RD
TORONTO ON M5P 2X4

Monday, August 8, 2005

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

File Number:	A370/05EYK	Zoning	MCR T2.5 C2.0 R2.0 (PPR)
Owner(s):	JOHN DOWNS TORONTO DOMINION BANK	Ward:	Parkdale-High Park (13)
Agent:	ANH TRAN LORNE ROSS ARCHITECT INC		
Property Address:	2220 BLOOR ST W	Community:	
Legal Description:	PL 714 PT LT1		

Notice was given and a Public Hearing was held on Thursday, August 4, 2005, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new 3-storey building to be used as a financial institution (branch of a bank).

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

1. Section 8(3) Part I 1, By-law 438-86

The maximum permitted combined non-residential and residential gross floor area for the building is 2.5 times the area of the lot (781 m²).

The building will have a combined non-residential and residential gross floor area of 3.0 times the area of the lot (926 m²).

2. Section 8(3) Part I 2, By-law 438-86

The maximum permitted non-residential gross floor area for the building is 2.0 times the area of the lot (625 m²).

The building will have a non-residential gross floor area of 3.0 times the area of the lot (926 m²).

3. Section 8(3) Part II 4(a), By-law 438-86

The minimum required setback for the building from a residential or park district is 7.5 m.

The building will be located 0.9 m from the lands zoned residential and 4.5 m from the lands zoned G located to the rear of the property.

4. **Section 8(3) Part II 4(c)(i), By-law 438-86**
The building shall not penetrate the 45 degree angular plane projected over the lot from an elevation of 13 m above the average elevation of the ground at a street level.
The building will penetrate these planes as projected from Bloor Street West and the Runnymede Road street lines.
5. **Section 8(3) Part II 4(c)(iii), By-law 438-86**
The building shall not penetrate the 45 degree angular plane projected over the lot from an elevation of 10 m above the average elevation of the ground at a distance of 7.5 m from a lot in a residential or park district.
The building will penetrate the 45 degree angular plane.
6. **Section 8(3) Part XI 2(2), By-law 438-86**
The main floor level used for commercial purposes shall have a minimum depth of 7.5 m and a minimum width of 60% of the building's frontage (7.31 m).
The main floor level of the building will have a depth of 2.62 m and a width of 46.5% of the building's frontage (5.67 m).
7. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 14 m.
The building will have a height of 15.75 m.
8. **Section 4(4)(b), By-law-438**
5 on-site parking spaces are required.
No parking spaces will be provided.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. Variance request numbers 1, 2, 3, 4, 5, 6 and 7 be **approved**.

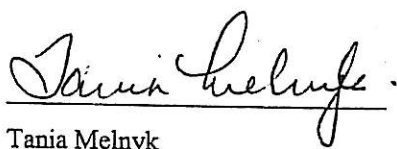
The **reason** for the decision is that, in the opinion of the Committee of Adjustment, the variances requested are minor in nature, are desirable for the appropriate development and use of the subject property and do maintain the general intent and purpose of the Zoning Code and the Official Plan.

2. Variance request number 8 be **refused**.

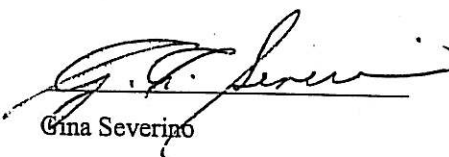
The **reason** for the decision is that, in the opinion of the Committee of Adjustment, the variance requested is more than minor in nature and is undesirable for the appropriate development and use of the subject property.

SIGNATURE PAGE

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Tania Melnyk



Gina Severino

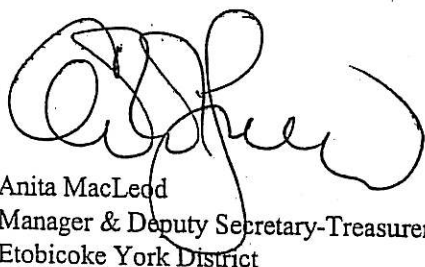


Paul Valenti

DATE DECISION MAILED ON: Friday, August 12, 2005

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, August 24, 2005

CERTIFIED TRUE COPY


Anita MacLeod
Manager & Deputy Secretary-Treasurer
Etobicoke York District

To appeal this decision to the Ontario Municipal Board, send a letter to the Manager, Committee of Adjustment, outlining the reasons for the appeal. You must enclose the appeal fee of \$125.00 for each application appealed, paid by cheque, payable to the Ontario Ministry of Finance. If you have any questions about the appeal process, please contact the Committee of Adjustment in your district.