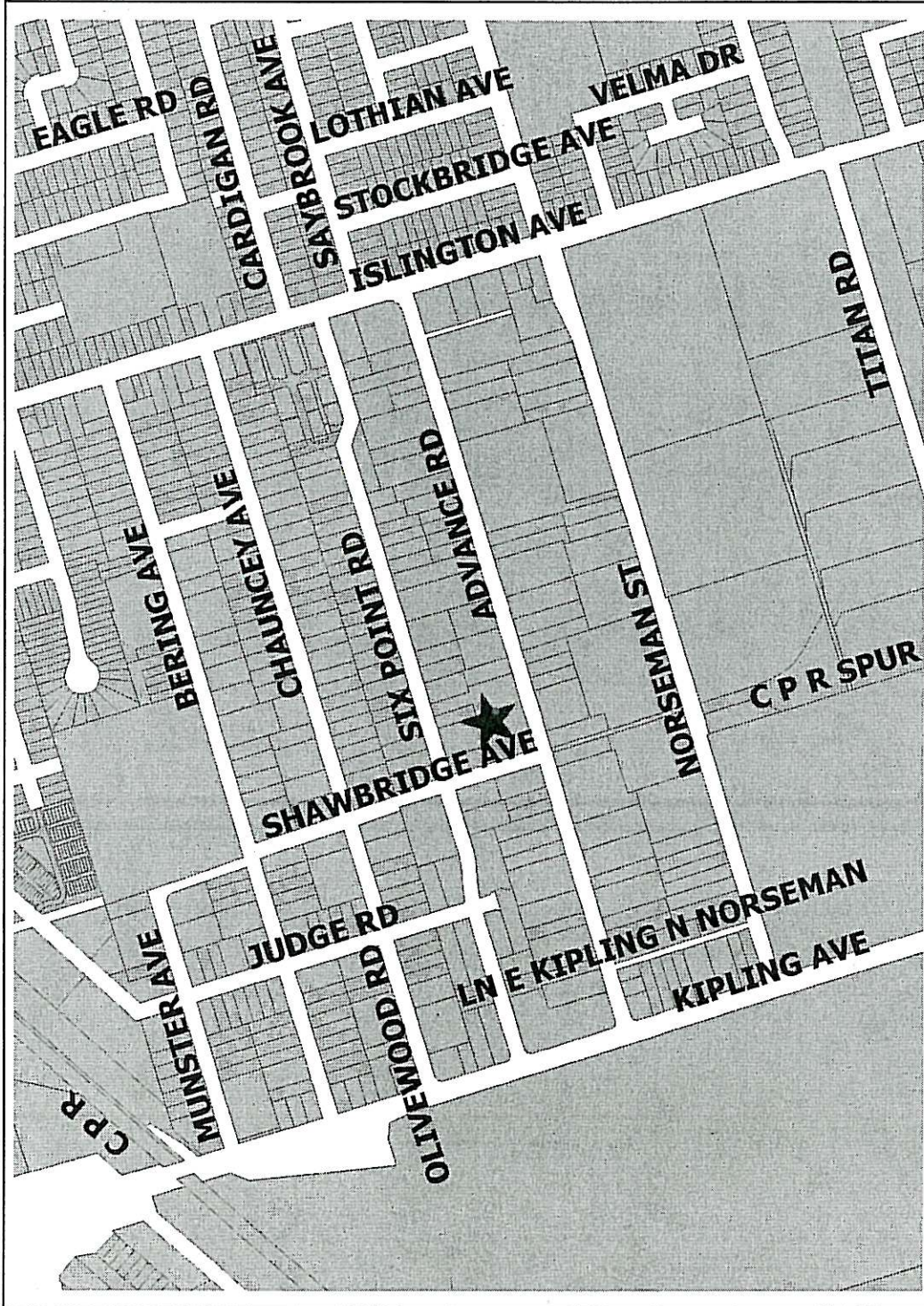




58 ADVANCE ROAD

FILE NUMBER: A325/06EYK



Date: May 24 2006

ATTACHMENT #2





City Planning Division
Ted Tyndorf, Chief Planner and Executive Director

Committee of Adjustment
Etobicoke York District
2 Civic Centre Court
Etobicoke ON M9C 5A3
Tel: 416 394-8060
Fax: 416 394-6042

PAUL METHOT
58 ADVANCE RD
TORONTO ON M8Z 2T7

Tuesday, June 20, 2006

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

| | | | |
|--------------------|------------------------------------|------------|--------------------------|
| File Number: | A325/06EYK | Zoning | I.C1 (PPR) |
| Owner(s): | PAUL METHOT 1654154 ONTARIO LTD | Ward: | Etobicoke-Lakeshore (05) |
| Agent: | PAUL METHOT | | |
| Property Address: | 58 ADVANCE RD | Community: | |
| Legal Description: | REG COMP PL 9875 LT40 | | |

Notice was given and a Public Hearing was held on Thursday, June 15, 2006, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a front one-storey addition.

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

Section 320-18.F.

The altered building will required a total of 66 on-site parking spaces.
In this case, 46 on-site 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:

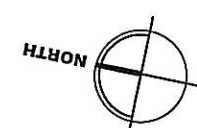
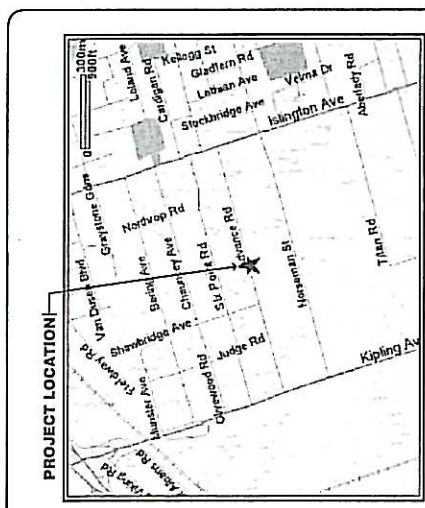
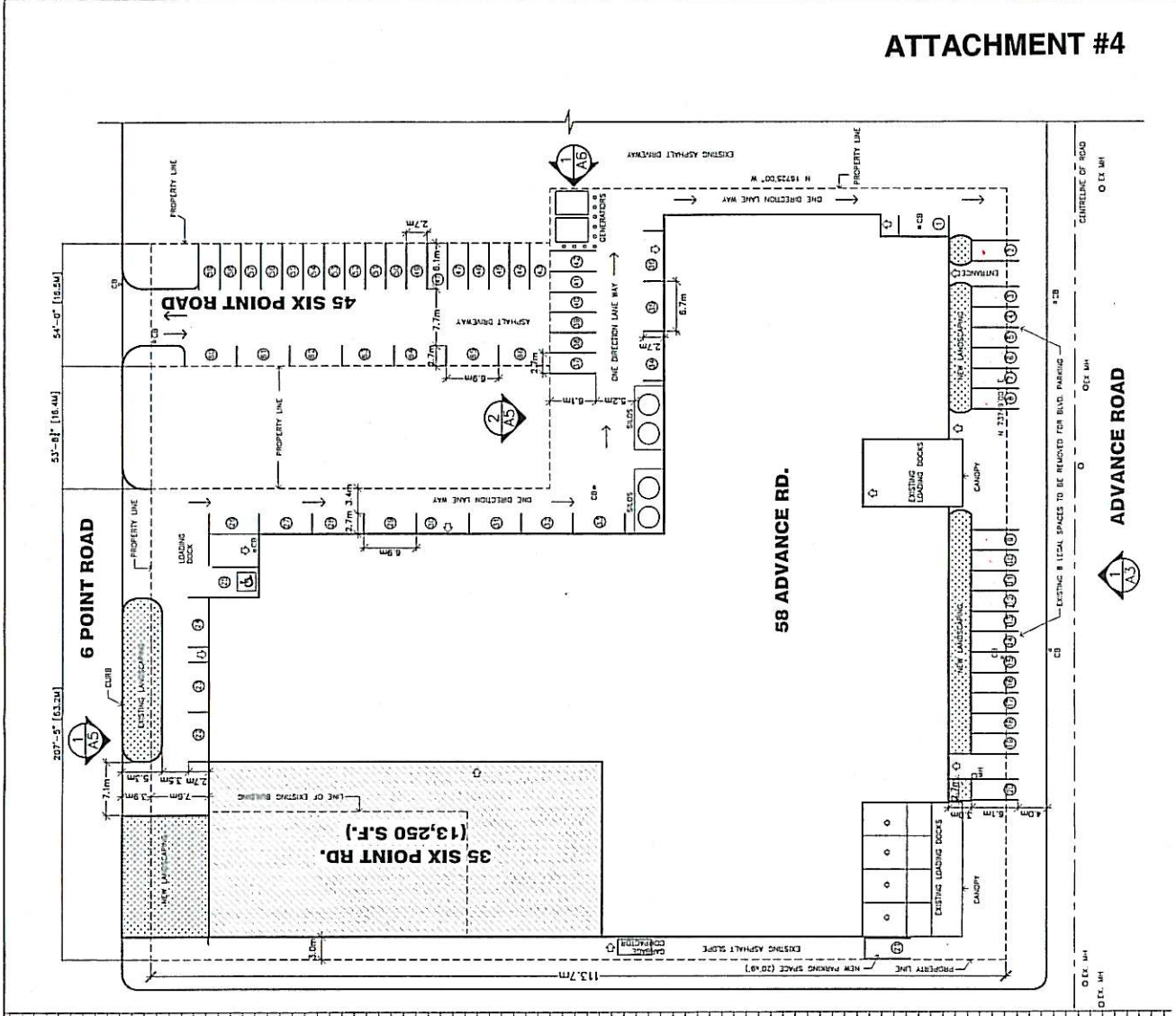
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition:

Prior to the issuance of a building permit, the applicant shall enter into a commercial boulevard parking agreement with the City of Toronto for the 18 parking stalls that encroach into the Advance Road municipal road allowance, to the satisfaction of Transportation Services.

ATTACHMENT #4

| | | | |
|---|--|--|--|
| REVISION No. Date Description | | Site Plan Proposed Prepared by: HOSMAN AZIM PAUL METHOD Date: MAY 17, 2006 Scale: 1/16" = 1'-0" Drawing No.: | |
| ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE SITE General Notes: 1. THIS PLAN IS TO BE USED IN CONNECTION WITH THE ZONING BY-LAW AND THE ZONING BY-LAW AMENDMENT. THE ZONING BY-LAW AND THE ZONING BY-LAW AMENDMENT ARE THE SOLE AUTHORITY FOR THE DETERMINATION OF THE PERMITTED USES AND CONDITIONS OF THE SITE. 2. THE ZONING BY-LAW AND THE ZONING BY-LAW AMENDMENT ARE SUBJECT TO CHANGE WITHOUT NOTICE. 3. THE ZONING BY-LAW AND THE ZONING BY-LAW AMENDMENT ARE SUBJECT TO THE DECISION OF THE BOARD OF ZONING APPEALS. | | PIZZA PIZZA 488 Ave. Street Toronto, Ontario M4T 2P9 Tel: (416) 967-1010 Fax: (416) 967-6119 | |
| PIZZA PIZZA COMMISSARY 35/45 SIX POINT ROAD 58 ADVANCE ROAD ETOBICOKE, ONTARIO | | Project: | |



SHAWBRIDGE AVE.

| | |
|--|---|
| DATA: BUILDING CLASSIFICATION : 3.2.2.76. GROUP F, DIVISION 3 EXISTING AND NEW BUILDING ARE NON SPRINKLERED | |
| EXISTING LOT AREA | = 96,686.75 sf |
| EXISTING BUILDING AREA | = 57,424.69 sf |
| NEW LOT AREA | = 14,335.64 sf |
| NEW BUILDING AREA | = 13,250.00 sf |
| TOTAL LOT AREA | = 111,022.39 sf |
| TOTAL BUILDING AREA | = 70,674.69 sf >>> 6565.66 m ² |
| LOT COVERAGE | = 62.5 % |
| PROPOSED BOULEVARD PARKING (ADVANCE RD.) | = 21 |
| EXISTING ONED SPACES | = 45 |
| EXISTING PARKING SPACES | = 66 |
| REQUIRED PARKING SPACES (BASED ON 1/100 m ²) | = 66 |
| SHORT FALL | = 0 |