

Thursday, October 19, 2006

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

File Number:	A0656/06TEY	Zoning	CR T4.0 C3.0 R2.0
Owner(s):	NEW TOWNS AT KING TOWNS INC	Ward:	Trinity-Spadina (19)
Agent:	ANTONIO MANOCCHIO		
Property Address:	1100 KING ST W	Community:	
Legal Description:			

Notice was given and a Public Hearing was held on Wednesday, October 18, 2006, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of Zoning By-law No. 438-86, as amended, to permit the addition of 1 additional block of townhomes, containing 8 dwelling units and not exceeding 455.60 square metres. Block B will have a total of 273 dwelling units.

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

- 1) The residential gross floor area on Block B used for a rowplex and apartment building shall not exceed 22 746 square metres whereas the By-law attached to Ontario Municipal Board Order No 0908 permits a maximum residential gross floor area of 18 740 square metres to be used for a rowplex and apartment building.
- 2) The By-law attached to Ontario Municipal Board Order No 0908 permits, on Block B, an additional 3 550 square metres of residential gross floor area for use as a parking garage or parking spaces. No additional residential gross floor area is required, on Block B, for use as a parking garage or parking spaces.
- 3) The buildings to be erected, both above and below grade, except for projection permitted by the By-law attached to Ontario Municipal Board Order No 0908, will not be located within the areas delineated by heavy lines on Map 6A, attached to and forming part of the By-law attached to Ontario Municipal Board Order No 0908. Instead, revisions to Map 6A, attached to and forming a part of the By-law outlining new areas delineated by heavy lines will be required and a new height limit for the building addition is also required and outlined on Map 6A.

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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Owner: NEW TOWNS AT KING Ward: Trinity-Spadina (19)
TOWNS INC
Agent: ANTONIO MANOCCHIO
Property Address: **1100 KING ST W** Community:
Legal Description:

Abby Bushby (signed)

Fernando D Costa (signed)

George Vasilopoulos
(signed)

Kay Gardner (signed)

DATE DECISION MAILED ON: Friday, October 20, 2006

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, November 7, 2006

CERTIFIED TRUE COPY

Susanne Pringle (signed)
Acting Manager & Deputy Secretary Treasurer
Toronto and East 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.