

Wednesday, September 10, 2008

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

File Number:	A0405/08NY	Zoning	R4 (Waiver)
Owner(s):	TORONTO HYDRO	Ward:	Eglinton-Lawrence (15)
Agent:	RICHARD IDELS		
Property Address:	<b>148 SHELBORNE AVE</b>	Community:	North York
Legal Description:	PLAN 4746 WPT BLK E		

Notice was given and a Public Hearing was held on Wednesday, September 10, 2008, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant proposes to construct a place of worship on the currently vacant property. This application was scheduled to be heard by the Committee on July 16, 2008, but was deferred in order to provide the applicant an opportunity to further consult with neighbouring property owners.

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

1. Front yard setback of 4.57m to the proposed building  
WHEREAS a minimum front yard setback of 7.5m (may be decreased up to 1.0m) is required;
2. West side yard setback of 2m to the proposed building  
WHEREAS a minimum side yard setback of 4.4m (half the height of the building) is required;
3. East side yard setback of 2.4m to the proposed building  
WHEREAS a minimum side yard setback of 4.4m (half the height of the building) is required;
4. Proposed 1.5m landscape buffer along the east property line  
WHEREAS a minimum landscape buffer of 3m is required;
5. Proposed 1.0m landscape buffer along the north property line  
WHEREAS a minimum landscape buffer of 1.5m is required;
6. Thirteen (13) proposed parking spaces  
WHEREAS a minimum of thirty-seven (37) parking spaces are required;
7. Distances of approximately 140m, 160m, 220m, 230m and 260m between the proposed building and other places of worship  
WHEREAS the minimum distance between lots with a place of worship shall be 304.8m.

**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 authorize 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. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article III, with respect to privately owned trees, to the satisfaction of the Urban Forestry Division.
2. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.
3. A landscape plan to be submitted and approved by the Director, Community Planning, North District in consultation with Urban Design staff and the Ward Councillor.