



City Planning Division
Ted Tyndorf, Chief Planner and Executive Director

Committee of Adjustment
100 Queen Street West
Toronto ON M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

Wednesday, February 27, 2008

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

File Number:	A0519/07TEY	Zoning	MCR T3.0 C1.0 R2.5 (PPR)
Owner(s):	MARIA A CIANFARANI	Ward:	Trinity-Spadina (19)
Agent:	CARLO PIEROZZI		
Property Address:	586 COLLEGE ST	Community:	
Legal Description:	PL 43 PT LTS 6 TO 8		

Notice was given and a Public Hearing was held on Wednesday, February 27, 2008, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To expand the existing restaurant to the second floor of the building and to construct a rear one-storey ground floor addition. The existing rear ground floor outdoor patio will be maintained.

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

- Section 8(3) Part I 2, By-law 438-86**
The non-residential gross floor area shall not exceed 1.0 times the area of the lot (169.4 m²).
The altered building will have a non-residential gross floor area equal to 1.02 times the area of the lot (173.07 m²).
- Section 12(2)318 1(b), By-law 438-86**
The proposed use of "restaurant" is permitted in the building, but limited to the ground floor.
The restaurant will be expanded to the second floor.

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: A0519/07TEY
Owner(s): MARIA A CIANFARANI

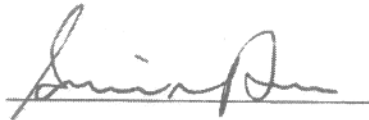
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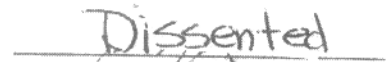
Community:



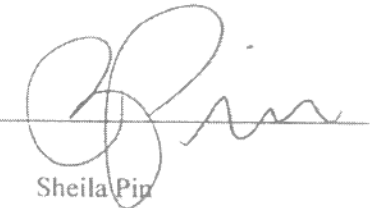
Robert Brown



Gillian Burton



George Vasilopoulos

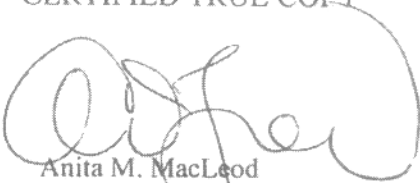


Sheila Pip

DATE DECISION MAILED ON: Tuesday, March 4, 2008

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, March 18, 2008

CERTIFIED TRUE COPY



Anita M. MacLeod
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.