

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

File Number:	A0385/09TEY	Zoning	G/RH Z1.0 (PPR)
Owner(s):	TORONTO CITY	Ward:	Trinity-Spadina (19)
Agent:	STANTEC ARCHITECTURE		
Property Address:	790 QUEEN ST W (227A CRAWFORD ST)	Community:	
Legal Description:	PL 538 PT LTS 1 TO 4 PL 399 PT BLK C LTS 1 & 2 & 12		

Notice was given and a Public Hearing was held on **Wednesday, June 17, 2009**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a rear three-storey addition to the existing three-storey seniors assistant residence (John Gibson House). The rear addition will add 20 new living accommodations.

**MINOR VARIANCE / PERMISSION:**

The property has lawful nonconforming status under the Planning Act, as it was developed as a nursing home, convalescent home, or rest home prior to the passing of the Zoning By-law, which does not permit those uses in a G/RH Z1.0 zone. Any alterations or additions to the building can only be made with the permission of the Committee of Adjustment, as stipulated in the Planning Act.

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

- Section 5(1), By-law 438-86**  
The rear three-storey addition constitutes changes to a lawful non-conforming use.
- Section 4(4)(b), By-law 438-86**  
An additional four motor vehicle parking spaces are required.  
In this case, no additional parking spaces will be provided.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Refused**



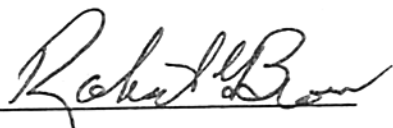
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

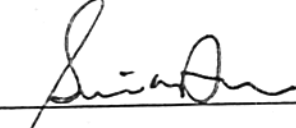
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.
- The Committee of Adjustment considers that the application has not met the requirements of subsection 45(2) (a) (i) & (ii) of the *Planning Act*.

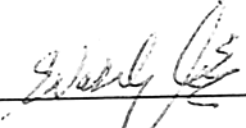


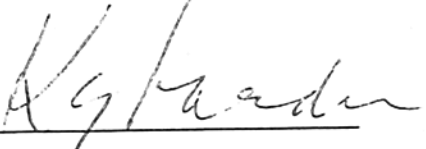
**SIGNATURE PAGE**

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Robert Brown

  
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Gillian Burton

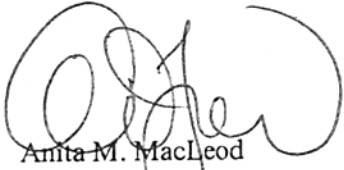
  
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George Vasilopoulos

  
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Kay Gardner

DATE DECISION MAILED ON: Tuesday, June 23, 2009

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, July 7, 2009

CERTIFIED TRUE COPY

  
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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](http://www.omb.gov.on.ca).

