



City Planning Division
Gary Wright, Acting, Chief Planner and Executive Director

Committee of Adjustment
100 Queen Street West
Toronto ON M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0560

Wednesday, January 21, 2009

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

File Number:	A0061/09TEY	Zoning	R2 Z2.0 (PAL)
Owner(s):	DANIEL PANG	Ward:	Trinity-Spadina (20)
Agent:	NORMAN RIOPELLE	Community:	
Property Address:	22 WALMER RD		
Legal Description:	PL 376 LT17 CON 2 FB PT TWP LT24		

Notice was given and a Public Hearing was held on Wednesday, January 21, 2009, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To erect a structure to enclose the existing parking garage entrance ramp that is located at front of the property.

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

1. **Section 6(3) Part II 7(I), By-law 438-86**
An accessory building or structure is required to have a minimum setback of 3.0 m from all lot lines. The accessory building or structure (parking ramp enclosure) will be in line with the existing setback of 0.0 m from the south side lot line.
2. **Section 6(3) Part II 7(II)B, By-law 438-86**
An accessory building or structure shall be located no closer to the front lot line than the distance at which the main building is located. The main building is located 10.74 m from the front lot line. The accessory building or structure (enclosure) will be built on the footprint of the existing ramp which is closer to the front lot line than the main building. The ramp is located 6.096 m from the front lot line.

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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Community:

Robert Brown

Gillian Burton

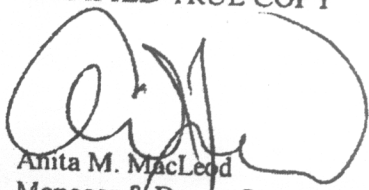
George Vasiliopoulos

Kay Gardner

DATE DECISION MAILED ON: Tuesday, January 27, 2009

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, February 10, 2009

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.