



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

File Number:	A0643/09TEY	Zoning	Q & UOS (PPR)
Owner(s):	VICTORIA UNIVERSITY	Ward:	Toronto Centre-Rosedale (27)
Agent:	MORIYAMA & TESHIMA ARCHITECTS		
Property Address:	150 CHARLES ST W	Community:	
Legal Description:	PL E 211 PT BLK A PL D178 PT LTS 55 57-62 << STRUCTURE ADDRESS FOR 95 QUEEN'S PARK		

Notice was given and a Public Hearing was held on **Wednesday, November 4, 2009**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey student centre and make alterations to the existing two-storey building.

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

- Section 12(2)310(a), By-law 438-86**
A building fronting Charles Street east of Queen's Park shall not be erected above grade closer to a street than 4.0 m.
In this case, the proposed building above grade is setback 0.0 m from Charles Street.
- Section 12(2)309(i), By-law 438-86**
The gross floor area of an existing building can only be enlarged by within 5% (558.6 m²) of what existed on June 3, 1997.
In this case, the gross floor area of the proposed enlargement will be equal to 18% (2000 m²) of the existing building.
- Section 4(11)(c), By-law 438-86**
A building is not permitted to be located to the front of a residential building creating a condition of having a residential building to the rear of another building.
In this case, the proposed building will be located in front of a residential building.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to approve 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.

SIGNATURE PAGE

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Robert Brown (Signed)

Gillian Burton (Signed)

George Vasilopoulos
(Signed)

Kay Gardner (Signed)

DATE DECISION MAILED ON: **Tuesday, November 10, 2009**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, November 24, 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.