

Thursday, May 7, 2015

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

File Number:	A0218/15NY	Zoning	C3(2) [WAV]
Owner(s):	YORKDALE SHOPPING CENTRE HOLDINGS INC	Ward:	Eglinton-Lawrence (15)
Agent:	JASSIE KHURANA/ URBAN STRATEGIES		
Property Address:	3401 DUFFERIN ST	Community:	North York
Legal Description:	CON 2 WYS PT LOTS 8 AND 9 RP 66R13323 PARTS 11 AND 12 PT PART 10 RP 66R16192 PARTS 1 4 TO 8		

Notice was given and a Public Hearing was held on Thursday, May 7, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit the deficient number of parking spaces and maximum building height which do not comply with the requirements of the Zoning By-law, with respect to the proposed expansion of the Yorkdale Shopping Centre.

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

- Chapter 6(13) Schedule D, By-law No. 7625**
The maximum permitted building height is 15.24m.
The proposed building height is 21.00m.
- Chapter 64.25(2)(f), By-law No. 7625**
The minimum number of parking spaces required is eight-thousand six-hundred and two (8,602).
The proposed number of parking spaces provided is seven-thousand eight-hundred and one (7,801).

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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Nicholas Sion (signed)

Arthur Forer (signed)

Morley Rosenberg (signed)

Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, May 14, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, May 27, 2015

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North 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.