TORONTO

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:	A0474/10TEY	Zoning	I1 D3 (PPR)
Owner(s):	URBAN FABRIC DEVELOPMENT	Ward:	Toronto-Danforth (30)
Agent:	GEORGE POPPER		
Property Address:	**59 COLGATE AVE**	Community**:**	Toronto
Legal Description:	PLAN 568A PT LOT 1 RP 66R22027 PART 1		

Notice was given and a Public Hearing was held on **Wednesday, December 15, 2010**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the mixed-use development (approved previously UnderBy-law 1177-2008) by reducing the number of live/work units from 18 to nine (9), adding two work studios and reducing the number of vehicular and bicycle parking spaces.

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

1. **Section 3.(2), By-law 1177-2008**
Live/work units are the only permitted use.
The proposed building will include two non-residential uses on the ground floor fronting onto Colgate Avenue.

2. **Section 3.(4), By-law 1177-2008**
The building footprint of the live/work building shall be located within the heavy lines shown on Map 2.
Portions of the proposed building will be located outside the heavy lines shown on Map 2.

3. **Section 3.(6), By-law 1177-2008**
Thirteen (13) parking spaces are required to be provided on site.
In this case, 7 on-site parking spaces will be provided.

4. **Section 3.(9), By-law 1177-2008**
Two (2) car-share parking spaces are to be provided on site.
In this case, no (0) car-share parking spaces will be provided.

5. **Section 3.(12), By-law 1177-2008**
Ten (10) bicycle parking spaces are to be provided on site.
In this case, 6 bicycle 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.

SIGNATURE PAGE

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DECLARED AN INTEREST

Robert Brown	Gillian Burton (signed)	George Vasilopoulos (signed)
John Tassiopoulos (signed)	David Pond (signed)	

DATE DECISION MAILED ON: **Tuesday, December 21, 2010**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, January 4, 2011**

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.