

Thursday, April 28, 2011

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

| | | | |
|--------------------|-------------------------------|------------|------------------------|
| File Number: | A186/11NY | Zoning | MC(H); MC(67)(H) (PAL) |
| Owner(s): | CITY OF TORONTO | Ward: | York West (08) |
| Agent: | TORONTO TRANSIT COMMISSION | | |
| Property Address: | 3965 KEELE ST | Community: | North York |
| Legal Description: | CON 3 WY PT LOT 21 | | |

Notice was given and a Public Hearing was held on Thursday, April 28, 2011, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new Bus Terminal-Substation Building as part of the Finch West Station of the Toronto-York Spadina Subway Extension.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**North York By-law 7625**

1. Front yard setback of 0m to the proposed building and canopy
WHEREAS a minimum setback of 9m is required;
2. No landscaping to be provided along the Keele Street frontage
WHEREAS except for driveways entering and exiting directly from the lot onto the street, a minimum distance of 1m from all lot lines that abut a street shall be landscaped;
and
3. Proposed to have 37% (538m²) of landscaping within the front 9m setback (63% hard surface)
WHEREAS no more than 50% of the minimum front yard setback shall be covered with driveways, walkways or other hard surfaces

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Minor Variance Application is Approved on Condition**

It is the decision of the Committee of Adjustment to authorize 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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Isaac Lallouz (signed)

Donna McCormick (signed)

Virginia A. Solomon (signed)

DATE DECISION MAILED ON: Friday, May 6, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, May 17, 2011

CERTIFIED TRUE COPY

Denise Rundle (signed)
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.