

**EXTRACTS FROM THE MINUTES OF THE NORTH YORK PANEL
COMMITTEE OF ADJUSTMENT MEETING HELD ON APRIL 28, 2011.**

10. 3965 KEELE ST

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		

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

The Committee had before it the following communications:

- A copy of the notice of hearing dated April 18, 2011.

The following persons appeared before the Committee of Adjustment in connection with the foregoing matter:

- Mr. Adam Light, c/o 5160 Yonge Street, Floor 11, Toronto, Ontario M2L 6L9, who spoke on behalf of the owners of the subject property.
- Mr. Tony Genco, c/o Metro Toronto Condominium Corporation No. 863, 611-1280 Finch Avenue West, M3J 3K6, who indicated that he did not receive a hearing notice for this application and is requesting a deferral and objects to landscaping and zero clearance for landscaping and hard surface.

- Mr. Carlo Colacci, 314-1280 Finch Avenue West, Toronto, Ontario, M3J 3K6, who objects to the application.

MOTION: It was moved by Ms. Solomon, that the application be DEFERRED SINE DIE, in order to allow the applicant an opportunity to meet with Mr. Genco to discuss his concerns.

Ms. McCormick, objects

The voting of the motion was as follows:

<u>For</u>	<u>Against</u>
Ms. Solomon	Ms. McCormick
	Mr. Lallouz

DECISION: It was moved by Ms. Solomon, seconded by Ms. McCormick, and carried unanimously that the application be APPROVED.

Grounds for approval are that the variance is considered to be minor nature, is within the general intent of the Zoning By-law and Official Plan and is an appropriate development of the property.