



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

File Number:	A1013/10TEY	Zoning	I1 D3 (PPR)
Owner(s):	2164589 ONTARIO LIMITED	Ward:	Trinity-Spadina (19)
Agent:	ROBERT MILLWARD		
Property Address:	<b>149 STRACHAN AVE</b>	Community:	Toronto
Legal Description:	PLAN ORDNANCE RESERVE LOTS 20 AND 22 PT LOT 18		

Notice was given and a Public Hearing was held on **Wednesday, July 13, 2011**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To convert the existing two-storey vacant former industrial building on the site into residential purposes and to construct a two-storey addition above it. The building as altered will be four storeys and will contain a total of nine residential dwelling units.

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

- Section 9(1)(F), By-law 438-86**  
Dwelling units are not permitted in the third and fourth floor addition.  
In this case, dwelling units are proposed in the third and fourth floor addition.
- Section 9(3) Part II 1, by-law 438-86**  
The minimum required setback of the third and fourth floor addition from the front lot line is 2.42 m.  
The proposed third and fourth floor addition will be located 0.00 m from the front lot line.

**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**

File Number: A1013/10TEY Zoning I1 D3 (PPR)  
Owner(s): 2164589 ONTARIO LIMITED Ward: Trinity-Spadina (19)  
Agent: ROBERT MILLWARD  
Property Address: **149 STRACHAN AVE** Community: Toronto  
Legal Description: PLAN ORDNANCE RESERVE LOTS 20 AND 22 PT LOT 18

**ABSTAINED**

**DECLARED AN INTEREST**

---

Fernando Costa

---

Robert Brown

---

George Vasilopoulos  
(signed)

---

John Tassiopoulos (signed)

---

David Pond (signed)

DATE DECISION MAILED ON: **Tuesday, July 19, 2011**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, August 2, 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](http://www.omb.gov.on.ca).