TORONTO

City Planning Division
Gary Wright, Chief Planner and Executive Director

North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 5V7

Phone (416) 395-7000
Fax (416) 395-7200

Wednesday, February 23, 2011

NOTICE OF DECISION

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

File Number:	A0739/10NY	Zoning	MC(58)(H) - Exception to Industrial-Commercial Holding Zone; E - Employment Industrial Zone (PPR)
Owner(s):	CRAFT AQUSITION CORP	Ward:	York West (08)
Agent:	CRAFT AQUSITION CORP		
Property Address:	**3757 KEELE ST - 3757 KEELE STREET & 11 LE PAGE COURT**	Community**:**	North York
Legal Description:	NORTH YORK CON 3 WYS PT LOT 19 RP 66R24111 PART 1		

Notice was given and a Public Hearing was held on Wednesday, February 23, 2011, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a one storey retail building on the above noted properties. The existing buildings would be demolished.

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

North York By-law 7625

1. Front yard setback of 4.8m to the proposed building
   WHEREAS a minimum setback of 9m is required;

2. North side yard setback of 0m to the proposed building
   WHEREAS a minimum setback of 7.5m is required;

3. Proposed to have 2 loading spaces on site
   WHEREAS a minimum of 3 loading spaces are required;

4. Proposed Gross Floor Area for a retail store of 9,068m^2
   WHEREAS a maximum Gross Floor Area for a retail store of 5,000m^2 is permitted;

5. The minimum proposed landscaping from the north lot line that abuts Le Page Court is 0m
   WHEREAS the minimum required landscaping is 1m from all lot lines that abut a street;

6. The proposed number of parking spaces is 277 spaces
WHEREAS the minimum required number of parking spaces is 324;

7. South side yard setback of 0m to the proposed building
WHEREAS a minimum setback of 3m is required;

City of Toronto By-law 1156-2010 (11 Le Page Court only)

8. The proposed retail store is not ancillary to a manufacturing use
WHEREAS a retail store is permitted if it is ancillary to a manufacturing use;

9. The proposed height of the building is 13.5m
WHEREAS the maximum height of a principal building on a lot located under a flight path regulated by the Government of Canada is subject to the regulations of the Government of Canada;

10 .North side lot line setback of 0m to the proposed building
WHEREAS a minimum setback of 3m is required;

11. South side lot line setback of 0m to the proposed building
WHEREAS a minimum setback of 3m is required; and

12. A minimum of 0m of soft landscaping is proposed along the north lot line abutting Le Page Court
WHEREAS any lot line abutting a street must have a minimum of a 3m wide strip of soft landscaping along the entire length of the lot line, excluding land used for driveways and walkways.

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:	A0739/10NY	Zoning	MC(58)(H) - Exception to Industrial-Commercial Holding Zone; E - Employment Industrial Zone (PPR)
Owner:	CRAFT AQUSITION CORP	Ward:	York West (08)
Agent:	CRAFT AQUSITION CORP		
Property Address:	**3757 KEELE ST - 3757 KEELE STREET & 11 LE PAGE COURT**	Community**:**	North York
Legal Description:	NORTH YORK CON 3 WYS PT LOT 19 RP 66R24111 PART 1		

David Peacock (signed) Donna McCormick (signed) Jason Tsang (signed)

DATE DECISION MAILED ON: Thursday, March 3, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, March 14, 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.