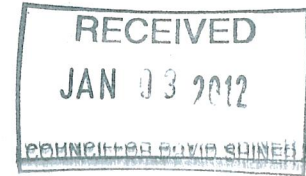


CITY COUNCILLOR, WARD 24, CITY OF  
TORONTO  
DAVID SHINER  
or OCCUPANT  
CITY HALL  
100 QUEEN ST W SUITE B39



Wednesday, December 14, 2011

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

File Number:	A595/11NY	Zoning	C1(113) - Exception to General Commercial Zone (WAIVER)
Owner(s):	CONCORD ADEX INVESTMENTS LIMITED	Ward:	Willowdale (24)
Agent:	C/O AIRD AND BERLIS, BARRISTERS & SOLICITORS		
Property Address:	<b>15 SINGER CRT</b>	Community:	North York
Legal Description:	PLAN 66M2432 BLK 3		

Notice was given and a Public Hearing was held on Wednesday, December 14, 2011, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application to permit the development presently under construction on Block 20 to be completed and maintained as constructed, with respect to substandard parking spaces and locker sizes, to allow for final registration of the Plan of Condominium.

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

**North York By-law 7625**

1. It is proposed that 38 parking spaces, 30 of which are obstructed on one side and 8 of which are obstructed on two sides, have dimensions of 5.6m x 2.6m  
WHEREAS the By-law requires parking spaces to have minimum dimensions of 5.6m x 2.6m, and 5.6m x 2.9m where a space is obstructed on one side and 5.6m x 3.2m where a space is obstructed on two sides;
2. It is proposed that 3 parking spaces have dimensions of 5m x 2.6m  
WHEREAS the By-law requires parking spaces to have minimum dimensions of 5.6m x 2.6m;
3. It is proposed that 43 parking spaces
  - (a) of which 17 parking spaces have a vertical clearance of 2m for a length of 4.9m and have a vertical clearance ranging from 1.2m to 1.3m for the 0.7m balance of the 5.6m length of the parking space,
  - (b) and of which 26 parking spaces have a vertical clearance of 2m for a length of 5.06m and have a vertical clearance ranging from 1.4m to 1.85m for the 0.54m balance of the 5.6m length of the parking spaceWHEREAS the By-law requires a vertical clearance of 2m for the full 5.6m length of a parking space;

4. It is proposed that 57 lockers have the following areas:

- (a) 24 have an area of  $1.44\text{m}^2$
- (b) 18 have an area of  $1.424\text{m}^2$
- (c) 8 have an area of  $1.28\text{m}^2$
- (d) 4 have an area of  $1.025\text{m}^2$
- (e) 3 have an area of  $1.48\text{m}^2$

WHEREAS the By-law requires a minimum locker area of  $1.6\text{m}^2$ .

**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.

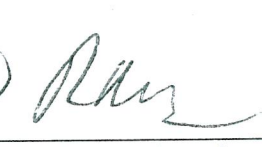
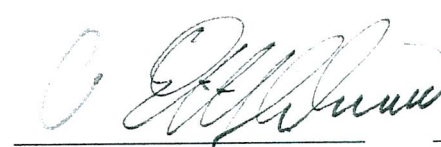
**SIGNATURE PAGE**

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Isaac Lallouz (signed)



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Edwin(Ted) Ross Shepherd  
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, December 22, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, January 2, 2012

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](http://www.omb.gov.on.ca).