TORONTO

City Planning Division
Gregg Lintern, Acting Chief Planner and Executive Director

Committee of Adjustment
100 Queen Street West
Toronto ON M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

# NOTICE OF DECISION

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

| | | | |
|---|---|---|---|
| File Number: | A0507/11TEY | Zoning | CR (PPR) |
| Owner: | DURATION INVESTMENTS LIMITED | Ward: | Toronto Centre-Rosedale (27) |
| Agent: | FRASER MILNER CASGRAIN LLP | | |
| Property Address: | **225 MUTUAL ST & 308 - 314 JARVIS ST** | Community**:** | Toronto |
| Legal Description: | CON 1 FB PARK PT LOT 6 | | |

Notice was given and a Public Hearing was held on **Wednesday, April 4, 2012**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To allow the subject land to be used as a commercial parking lot.

**REQUESTED VARIANCE TO THE ZONING BY-LAW:**

**Section 12(2) 80 and Section 12(2) 148, By-law 438-86**
A commercial parking lot is not permitted.

**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 approve 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.

This decision is subject to the following condition(s):

(1) The minor variance approval shall be limited to a term of two (2) years expiring on or before April 30, 2014.

(2) The applicant shall be required to submit a site plan application and enter into a Site Plan agreement under Section 114 of the *City of Toronto Act*, so that an appropriate review of the surface parking lot can be undertaken, particularly in regards to drainage, storm water management and the applicability of the City of Toronto's Guidelines for 'Greening' Surface Parking Lots and so that appropriate conditions may be secured.

## SIGNATURE PAGE

| | | | |
|---|---|---|---|
| File Number: | A0507/11TEY | Zoning | CR (PPR) |
| Owner: | DURATION INVESTMENTS LIMITED | Ward: | Toronto Centre-Rosedale (27) |
| Agent: | FRASER MILNER CASGRAIN LLP | | |
| Property Address: | **225 MUTUAL ST & 308 - 314 JARVIS ST** | Community**:** | Toronto |
| Legal Description: | CON 1 FB PARK PT LOT 6 | | |

**DISSENTED**

| | | |
|---|---|---|
| Gillian Burton (signed) | David Pond | Yim Chan (signed) |

John Tassiopoulos (signed)

DATE DECISION MAILED ON: **Tuesday, April 10, 2012**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, April 24, 2012**

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.