

CITY COUNCILLOR, WARD 24, CITY OF
TORONTO
DAVID SHINER
or OCCUPANT
CITY HALL
100 QUEEN ST SUITE V, SUITE B39
Wednesday, April 10, 2013**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0516/10NY	Zoning	C1 - Waiver -
Owner(s):	2078004 ONTARIO INC.	Ward:	Willowdale (24)
Agent:	ANTONIO EVANGELISTA		
Property Address:	6125 YONGE ST	Community:	North York
Legal Description:	PLAN 3475 LOTS 1 TO 5 AND PT LOT 6		

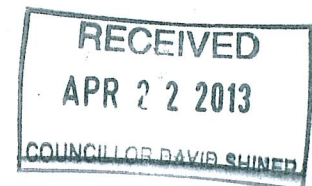
Notice was given and a Public Hearing was held on Wednesday, April 10, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two storey addition at the south side of the existing commercial/retail building.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**North York Zoning By-law 7625**

1. Proposed lot coverage of 38.44%
WHEREAS a maximum permitted lot coverage is 33%;
2. Proposed rear yard setback of 4.5m
WHEREAS the minimum required rear yard setback is 7.5m;
3. Proposed 53 parking spaces provided
WHEREAS a minimum of 70 parking spaces are required;
4. Proposed 5.5m wide two-way driveway
WHEREAS the minimum required two-way driveway width is 6m; and
5. Proposed access to a loading space of 6.8m
WHEREAS the minimum required access to a loading space is 11.0m.

**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.

