



City Planning Division  
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 Chief Planner and Executive Director

North York Civic Centre  
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 North York, Ontario  
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CITY COUNCILLOR, WARD 24, CITY OF  
 TORONTO  
 DAVID SHINER  
 or OCCUPANT  
 CITY HALL  
 100 QUEEN ST SUITE W 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.

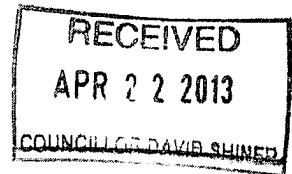
**PURPOSE OF THE APPLICATION:**

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.

**SIGNATURE PAGE**

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~~\_\_\_\_\_~~ Morley Rosenberg (signed)      ~~\_\_\_\_\_~~ Edwin (Ted) Shepherd (signed)      ~~\_\_\_\_\_~~ Astra Burka (signed)

DATE DECISION MAILED ON: Thursday, April 18, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 30, 2013

CERTIFIED TRUE COPY

Dan Antonacci  
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).