

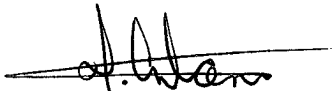
January 13, 2015

To: Francine Adamo, Committee/Council Administrator  
North York Community Council

From: Dan Antonacci, Manager & Deputy Secretary-Treasurer  
Committee of Adjustment, North York District

Re: Committee of Adjustment File: A915/14NY – 11-25 Industrial Street

Attached for your information is a copy of the Committee of Adjustment Notice of Decision, and a "DRAFT" copy of the Minutes of the Meeting held on January 8, 2015, relating to the above. The motion to approve the application carried on a vote of three in favour and one opposed.

  
Dan Antonacci

Attch(s) Committee of Adjustment Notice of Decision  
"Draft" Minutes of the Meeting of January 8, 2015

Thursday, January 8, 2015

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

File Number:	A915/14NY	Zoning	E1.0 / M2 [WAIVER]
Owner(s):	FCHT HOLDINGS (ONTARIO) CORP	Ward:	Don Valley West (26)
Agent:	FCHT HOLDINGS (ONTARIO) CORP		
Property Address:	<b>11-25 INDUSTRIAL ST</b>	Community:	East York
Legal Description:	PLAN 2574 PT BLK B		

Notice was given and a Public Hearing was held on Thursday, January 8, 2015, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a two-storey fitness centre and surface parking connecting to the existing shopping centre to the south.

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

- 1. Chapter 60.20.20.100.(7), By-law No. 569-2013**  
A Recreation Use is not permitted in the E zone unless it is located on a lot that fronts a major street.  
A Recreation Use is proposed.
- 2. Chapter 60.20.40.70.(3), By-law No. 569-2013**  
The minimum required rear yard setback is 7.5m.  
The proposed rear yard setback is 0.89m.
- 3. Section 8.3.1, By-law No. 1916**  
A Private and Public Recreation Facility use is not permitted in the M2 zone.  
A Private and Public Recreation Facility use is proposed.
- 4. Section 8.3.2, By-law No. 1916**  
The minimum required rear yard setback is 6.0m.  
The proposed rear yard setback is 0.89m.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:****The Minor Variance Application is Approved**

It is the decision of the Committee of Adjustment to authorize 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.



**EXTRACT FROM THE MINUTES OF THE NORTH YORK DISTRICT  
COMMITTEE OF ADJUSTMENT  
MEETING HELD ON JANUARY 8, 2015**

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**32. 11-25 INDUSTRIAL ST**

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The Committee had before it the following communications:

- A staff report dated December 23, 2014, from Allen Appleby, Director, Community Planning, North York District, commenting on this application.

*Committee of Adjustment minutes – January 8, 2015*

- A communication dated November 20, 2014, from Michael Bissett, MCIP, RPP, c/o Bousfields Inc., 3 Church Street, Suite 200, Toronto, Ontario, M5E 1M2, explaining this application and attached are particulars supporting this application. A subsequent communication dated January 6, 2015, from Michael Bissett, MCIP, RPP, c/o Bousfields Inc., 3 Church Street, Suite 200, Toronto, Ontario, M5E 1M2, explaining the rationale of this application.
- A communication dated January 8, 2015, from Councillor Jon Burnside, Ward 26, in opposition to this application and he is in agreement with staff that this application should be a rezoning application.
- A communication dated January 6, 2015, from Alexander J.W. Fleming, MBA, P. Eng., c/o 2800 High Point Drive, Suite 100, Milton, Ontario, L9T 6P4, containing Traffic Operations Assessment supporting this application.
- A communication dated January 7, 2014, from Geoff Kettel and Carol Burtin Fripp, Co-Presidents, c/o Leaside Property Owners Association Inc., 1601 Bayview Avenue, P.O. Box 43582, Toronto, Ontario, M4G 3B0, in opposition to this application.
- A communication dated January 7, 2014, from Eileen Costello, c/o Aird and Berlis LLP., 181 Bay Street, Suite 1800, Toronto, Ontario, M5J 2T9, explaining the rationale of this application
- A communication dated January 7, 2014, from Dag Enhorning, c/o Siltech Corporation, 225 Wicksteed Avenue, Toronto, Ontario, M4H 1G5, expressing the concerns of the Leaside Business Park Association with respect to this application.

The following persons appeared before the Committee of Adjustment in connection with the foregoing matter:

- Eileen Costello, agent for the owner of the subject property, who commented on the merits of this application.
- Geoff Kettel, Leaside Property Owner's Association Inc., who spoke in opposition to this application.
- Dag Enhorning, President, Leaside Property Owner's Association Inc., who spoke in opposition to this application.
- Vanessa Rose, Executive Assistant, Councillor Jon Burnside, Ward 26, who spoke in opposition to this application.

**DECISION:** It was moved by Mr. Ross, seconded by Mr. Sion, and carried that the application be APPROVED.

Grounds for approval are that the variances are considered to be of a minor nature, are within the general intent of the Zoning By-law and Official Plan, and is an appropriate development of the property.

Opposed: Ms. Burka