

Thursday, June 4, 2015

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

File Number:	A228/15EYK	Zoning	E 1.0 & I.C1
Owner(s):	851653 ONTARIO INC	Ward:	Etobicoke-Lakeshore (06)
Agent:	MACNAUGHTON HERMESN BRITTON CLARKSON PLANNING LTD		
Property Address:	<b>170 &amp; 194 EVANS AVE</b>	Community:	
Legal Description:	PLAN 339 OR 389 PT LOT 50 PLAN 1290 PT BLK X PLAN 8781 CLOSED PT EVANS AV RP 64R7540 PARTS 5 TO 9		

Notice was given and a Public Hearing was held on Thursday, June 4, 2015, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To convert the existing office building into a Montessori/Private School (with childcare and elementary education services) through interior alterations and to construct an outdoor play area.

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

- Section 60.20.20.10.(1), By-law 569-2013**  
The proposed "Private School, Day Nursery and Outdoor Play Area" uses (childcare and elementary education services) are not a permitted use in an E1.0 zone.
- Section 304-33**  
Outdoor Play Area is not a permitted use in an I.C1 zone.
- Section 60.20.80.20(1), By-law 569-2013**  
A parking space is required to be located a minimum of 0.5 m from lot line.  
The parking spaces in the rear yard will be located 0 m from the rear lot lines.

**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 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.

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

1. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article II ([www.toronto.ca/parks](http://www.toronto.ca/parks), click "[Trees & Ravines](#)"), with respect to City-owned trees, to the satisfaction of the Urban Forestry Division.
2. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article III ([www.toronto.ca/parks](http://www.toronto.ca/parks), click "[Trees & Ravines](#)"), with respect to privately-owned trees, to the satisfaction of the Urban Forestry Division.
3. The Committee of Adjustment's decision of approval shall be valid for a period of twenty years, expiring on June 25, 2035.

## SIGNATURE PAGE

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Dominic Gulli (signed)

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Douglas S. Colbourne  
(signed)

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Fred Dominelli (signed)

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Paul Valenti (signed)

DATE DECISION MAILED ON: Friday, June 12, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 24, 2015

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke 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).