

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

File Number:	A0259/15TEY	Zoning	CR 3.0(c2.5; r2.5) SS2(x2426) & MCR T3.0 C2.5 R2.5 (ZZC)
Owner:	1518491 ONTARIO INC	Ward:	Toronto-Danforth (29)
Agent:	ERIK CALHOUN		
Property Address:	888 DANFORTH AVE	Community:	Toronto
Legal Description:	PLAN 417E PT LOT 231 PT LOT 232 PT LOT 227		

Notice was given and a Public Hearing was held on **Wednesday, May 13, 2015**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey mixed use building by converting the rear one-storey attached garage into a catering kitchen.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of four parking spaces are required to be provided on the lot.
In this case, there will be no parking spaces provided on the lot.
2. **Chapter 40.10.40.1.(6)(A), By-law 569-2013**
Pedestrian access for a lot which abuts a lot in the Residential Zone category or Residential Apartment Zone category, or is separated from a lot in the Residential Zone category or Residential Apartment Zone category by a lane or a street may not be located within 12.0 m of a lot in the Residential Zone category or Residential Apartment Zone category.
In this case, pedestrian access to the mixed use building will be located 1.14 m from a lot in the Residential Zone category or Residential Apartment Zone category.
1. **Section 4(3), By-law 438-86**
A minimum of four parking spaces are required to be provided on the lot.
In this case, there will be no parking spaces provided on the lot.
2. **Section 8(3) Part XI 1, By-law 438-86**
A building is not permitted to front on or gain entrance from a flanking street.
In this case, the new catering kitchen will gain access from the flanking street, Dewhurst Boulevard.

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 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.

SIGNATURE PAGE

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Barbara Leonhardt (signed)

Donna McCormick (signed)

Mary Pitsitikas (signed)

Christian Chan (signed)

Robert Brown (signed)

DATE DECISION MAILED ON: **Tuesday, May 19, 2015**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, June 2, 2015**

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.