



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	A1272/15TEY	Zoning	I1 D3 & By-law 413-2009 (Waiver)
Owner:	319 CARLAW INC	Ward:	Toronto-Danforth (30)
Agent:	PETER SMITH	Heritage:	Not Applicable
Property Address:	321 CARLAW AVE	Community:	Toronto
Legal Description:			

Notice was given and a Public Hearing was held on **Wednesday, March 9, 2016**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the plan for the mixed-use building containing 125 live-work units (specifically suites 201, 206, 207, 208, 209, 214, 215) and non-residential uses approved under Site Specific By-law 413-2009 by increasing the the number of live work units to 132 and decreasing the amount of non-residential gross floor area, indoor residential amenity space per live-work unit and residential amenity space per live-work unit.

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

- Section 2(b)(i), By-law 413-2009**
The maximum permitted residential gross floor area is 9075.0 m².
The residential gross floor area will be 9659.0 m².
- Section 2(b)(ii), By-law 413-2009**
The minimum required non-residential gross floor area is 2349.0 m².
The non-residential gross floor area will be 1765.0 m².
- Section 2(c)(i), By-law 413-2009**
The maximum permitted number of live-work units is 125.
The number of live-work units will be 132.
- Section 2(j), By-law 413-2009**
The minimum required indoor residential amenity space per live-work unit is 2.0 m².
The indoor residential amenity space per live-work unit will be 1.89 m².
- Section 2(j), By-law 413-2009**
The minimum required outdoor residential amenity space per live-work unit is 2.3 m².
The outdoor residential amenity space per live-work unit will be 2.18 m².

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

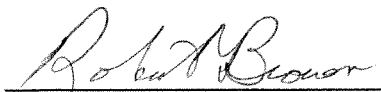
The Minor Variance Application is Refused

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

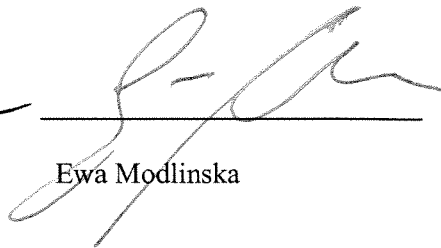
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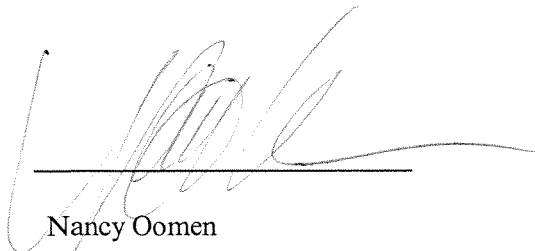
Robert Brown



Edmund Carlson



Ewa Modlinska



Nancy Oomen

DATE DECISION MAILED ON: **Tuesday, March 15, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, March 29, 2016**

CERTIFIED TRUE COPY



Sylvia Mullaste
Acting 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.