

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

File Number:	A1271/15TEY	Zoning	II D3 & By-law 364-2010 (Waiver)
Owner:	LAMB DUNDAS CORP.	Ward:	Toronto-Danforth (30)
Agent:	PETER SMITH	Heritage:	Not Applicable
Property Address:	1201 DUNDAS ST E	Community:	Toronto
Legal Description:	PLAN 96 PT LOT 1 RP63R-1757 PART 2		

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 non-residential uses and 84 live-work units (specifically suites 201, 202, 203, 207, 208, 209) approved under Site Specific By-law 364-2010, by increasing the number of live work units to 90 and decreasing the non-residential gross floor area, the amount of indoor residential amenity space per live-work unit and the amount of outdoor residential amenity space per live-work unit.

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

- 1. Section 2(b)(i), By-law 364-2010**
The maximum permitted residential gross floor area is 6345.0 m².
The residential gross floor area will be 6740.0 m².
- 2. Section 2(b)(ii), By-law 364-2010**
The minimum required non-residential gross floor area is 1095.0 m².
The non-residential gross floor area will be 700.0 m².
- 3. Section 2(c)(i), By-law 364-2010**
The maximum permitted number of live-work units is 84.
The number of live-work units will be 90.
- 4. Section 2(i), By-law 364-2010**
The minimum required indoor residential amenity space per live-work unit is 1.16 m².
The indoor residential amenity space per live-work unit will be 1.08 m².
- 5. Section 2(i), By-law 364-2010**
The minimum required outdoor residential amenity space per live-work unit is 2.0 m².
The outdoor residential amenity space per live-work unit will be 1.86 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

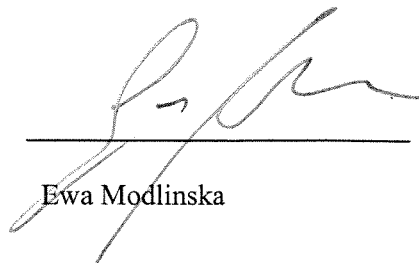
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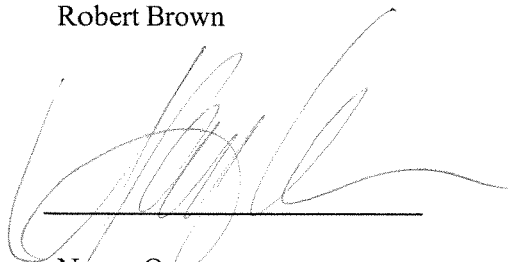
Robert Brown



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.