



City Planning Division

Committee of Adjustment  
Toronto and East York District

100 Queen Street West, 1<sup>st</sup> Floor  
Toronto, Ontario M5H 2N2  
Tel: 416-392-7565  
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## NOTICE OF DECISION MINOR VARIANCE/PERMISSION (Section 45 of the Planning Act)

File Number:	A1253/15TEY	Zoning	E 3.0 (x297) & I2 D3 (WAIVER)
Owner:	TALUS CAPITAL (EASTERN AVENUE) LIMITED	Ward:	Toronto-Danforth (30)
Agent:	ENZO LOCCISANO	Heritage:	Not Applicable
Property Address:	<b>356 EASTERN AVE</b>	Community:	Toronto
Legal Description:	PLAN D135 LOTS 118 119 122 123 PT LOTS 117 120 121 RP 64R13507 PART 1		

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 construct 18 pre-manufactured portable storage modules on a portion of the lot occupied by an existing five-storey self-storage warehouse.

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

- Chapter 60.20.20.10.(1), By-law 569-2013**  
A self-storage warehouse is not a permitted use.  
The existing building and portable storage modules will be used as a self-storage warehouse.
- Chapter 60.20.1.10.(3), By-law 569-2013**  
The maximum permitted floor space index of is 3.0 times the area of the lot (12,166.8 m<sup>2</sup>).  
The existing building and portable storage modules will have a floor space index equal to 3.03 times the area of the lot (12, 288.5 m<sup>2</sup>).
- Chapter 60.20.40.70(2), By-law 569-2013**  
The minimum required side yard setback is 3.0 m.  
The portable storage modules will be located 0 m from the side lot line.
- Chapter 60.20.40.70(3), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The portable storage modules will be located 0.0 m from the east rear lot line.
- Chapter 60.20.40.70(4), By-law 569-2013**  
The minimum required building setback from a lot line that abuts a lot in the Residential Zone Category or Residential Apartment Zone Category is 15.0 metres.  
The existing building and portable storage modules will be located 3.0 metres from a Residential Zone Category or Residential Apartment Zone Category.

6. **Chapter 60.20.50.10.(1), By-law 569-2013**  
A 3.0 m wide minimum strip of soft landscaping must be provided along the entire length of any lot line abutting a street.  
In this case, no strip of soft landscaping will be provided.
7. **Chapter 200.5.10.1.(1), By-law 569-2013**  
A minimum of 73 parking spaces are required to be provided.  
In this case, 11 parking spaces will be provided.
8. **Chapter 200.15.10(1), By-law 569-2013**  
A minimum of two accessible parking spaces are required to be provided.  
In this case, one accessible parking space will be provided.
1. **Section 9(3) Part I 2, By-law 438-86**  
The maximum permitted non-residential gross floor area is 3.0 times the area of the lot (12,166.8 m<sup>2</sup>).  
The existing building and portable storage modules will have a maximum non-residential gross floor area equal to 3.03 times the area of the lot (12,288.5 m<sup>2</sup>).
2. **Section 4(4)(b), By-law 438-86**  
A minimum of 33 parking spaces are required to be provided.  
A minimum of 11 parking spaces will be provided.

**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 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.

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

- (1) Consistent with OMB Decision 0662, File No. PL020052, issued on May 27, 2002, no Open Storage or structure shall exceed 2.0 m in height within 6.0 m of the north limit of the lands marked as Proposed Storage System as received by the Committee of Adjustment on December 16, 2015, and;
- (2) The trees shown in Landscape Plan L-1, as referenced in the Site Plan Amending Agreement (Instrument AT3864729), be planted in accordance with the Site Plan Agreement, as amended.
- (3) The owner shall satisfy the conditions of the OMB Decision 0662, File No. PL 020052 issued on May 27, 2002.

## SIGNATURE PAGE

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Robert Brown (signed)

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Edmund Carlson (signed)

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Ewa Modlinska (signed)

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Nancy Oomen (signed)

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](http://www.omb.gov.on.ca).