

CITY OF TORONTO
COUNCILLOR FILION
or OCCUPANT
NORTH YORK CIVIC CENTRE
5100 YONGE ST

Wednesday, June 22, 2016

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

File Number:	A0048/16NY	Zoning	C1(100) [WAIVER]
Owner(s):	ULTIMA RETAIL INC	Ward:	Willowdale (23)
Agent:	JUDE TERSIGNI	Heritage:	Not Applicable
Property Address:	4954-4990 YONGE ST	Community:	North York
Legal Description:	CON 1 WYS PT LOT 17 RP 66R21973 PARTS 1 2 14 AND 25 TO 26 << STRUCTURE ADDRESS FOR 5000 YONGE ST		

Notice was given and a Public Hearing was held on Wednesday, June 22, 2016, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a professional medical office within the existing building.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**1. Section 2(b)(ii), By-law No. 601-2001**

A professional medical office is permitted except on the first floor along the Yonge Street frontage of any building.

A professional medical office is proposed on the first floor along the Yonge Street frontage.

2. Section 2(I)(C)(i), By-law No. 601-2001

A professional medical office (with a maximum gross floor area of 158m², and a maximum frontage of 9m) is proposed on the first floor along the Yonge Street frontage and the gross floor area of such use along with the other uses listed in 2(I)(C)(i) shall be exempt from the calculation of gross floor area up to a maximum of 5,233m².


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 authorize this variance application for the following reasons:

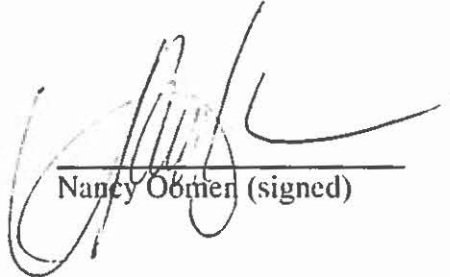
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

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Edwin (Ted) Shepherd
(signed)



Nancy Obmer (signed)



Giacomo Tonon (signed)



Rick Ross (signed)

DATE DECISION MAILED ON: Wednesday, June 29, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, July 12, 2016

CERTIFIED TRUE COPY



Dan Antonacci
Manager & Deputy Secretary Treasurer
North 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.