

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

File Number:	A1284/15TEY	Zoning	RD (f6.0; a185; d0.75) & RIC (ZZC)
Owner(s):	AKELIUS CANADA LTD	Ward:	Toronto-Danforth (29)
Agent:	SIDNEY PAUL	Heritage:	Not Applicable
Property Address:	260 GAMBLE AVE	Community:	East York
Legal Description:	PLAN M40 PT LOTS 238 241 TO 246		

Notice was given and a Public Hearing was held on **Tuesday, September 13, 2016**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey multi-unit residential apartment building by converting the basement storage area into two new dwelling units.

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

Chapter 200.5.10.1(1), By-law 569-2013

The minimum required number of parking spaces is 30 (25 for tenants and 5 for visitors).

In this case, a total of 13 parking spaces will be provided for tenants with no (0) parking spaces being provided for visitors.

Section 7.4.3, By-law 6752

The minimum required number of parking spaces is 26.

In this case, a total of 13 parking spaces will be provided.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 refuse 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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DISSENTED

Michael Clark

Carl Knipfel (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **MONDAY, SEPTEMBER 19, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **MONDAY, OCTOBER 3, 2016**

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 \$300.00, 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.