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

File Number:	A0666/16TEY	Zoning	R(d2.0) (xx546) & R2 Z2.0 (PPR)
Owner(s):	BEAUX PROPERTIES INTERNATIONAL INC	Ward:	St. Paul's (21)
Agent:	MARCUS GAGLIARDI	Heritage:	Not Applicable
Property Address:	**11 SHALLMAR BLVD**	Community:	Toronto
Legal Description:	PLAN 3020 LOTS 69 TO 73		

Notice was given and a Public Hearing was held on **Wednesday, March 8, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing seven-storey residential apartment building by converting the existing ground floor parking garage into six new residential dwelling units.

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

1. **Chapter 200.5.10.1.(1), By-law 569-2013**
   The minimum required number of parking space is 94 spaces (78 tenant spaces, and 16 visitor spaces).
   The number of parking spaces on the lot will be 63.

2. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
   The maximum permitted floor space index is 2.0 times the area of the lot 6165.0 m^2
   The floor space index will be 2.42 times the area of the lot 7455.7 m^2.

1. **Section 6(3) Part I 1, By-law 438-86**
   The maximum permitted residential gross floor area is 2.0 times the area of the lot (6165.0 m^2).
   The residential gross floor area of the building will be to 2.42 times the area of the lot (7455.7 m^2).

2. **Section 4(4)(B), By-law 438-86**
   The total number of parking spaces required, based on the existing and proposed residential gross floor area and dwelling units is 73 residents' spaces and 21 visitors' spaces for a total of 94 parking spaces.
   The number of parking spaces on the lot will be 63.

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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Alex Bednar

Michael Clark

Donald Granatstein

Carl Knipfel

Lisa Valentini

DATE DECISION MAILED ON: **TUESDAY, MARCH 14, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **TUESDAY, MARCH 28, 2017**

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.