

Thursday, March 23, 2017

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

File Number:	A1111/16NY	Zoning	RM/RM3 [ZZC]
Owner(s):	SYNAGOGUE YESHIVOTH TMIMIM LUBAVITCH	Ward:	York Centre (10)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	<b>44 EDINBURGH DR</b>	Community:	North York
Legal Description:	PLAN 2044 LOT 1127 EXEMPT PER SEC.3(1)3(I) OF THE ASSM'T ACT R.S.O.(90) C.A.31.		

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To permit additions and alterations to the existing building (Place of Worship/Day Nursery) which is to include a second storey addition, along with a new roof-top amenity area. The applicant is also proposing other interior and exterior alterations.

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

- Chapter 150.50.50.10.(1), By-law No. 569-2013**  
A 1.50m landscaped strip must be provided along any side lot line.  
There are zero (0) landscape strips proposed for either side lot line.
- Chapter 10.80.30.40.(1), By-law No. 569-2013**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 43.05% of the lot area.
- Chapter 10.80.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.75 times the lot area.  
The proposed floor space index is 1.289 times the lot area.
- Chapter 10.80.40.70.(1), By-law No. 569-2013**  
The minimum required front yard setback is 6.00m.  
The proposed front yard setback is 3.01m.
- Chapter 10.80.40.70.(2), By-law No. 569-2013**  
The minimum required rear yard setback is 9.52m.  
The proposed rear yard setback is 7.10m.

6. **Chapter 10.80.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback for is 2.40m.  
The proposed north side yard setback is 0.91m.
7. **Chapter 200.5.10.1.(1), By-law No. 569-2013**  
The minimum required number of parking spaces is ten (10).  
The proposed number of parking spaces is zero (0).
8. **Section 18.2.2/18.3.2, By-law No. 7625**  
The maximum permitted lot coverage is 35.00% of the lot area.  
The proposed lot coverage is 43.05% of the lot area.
9. **Section 18.2.4(a)/18.3.4(a), By-law No. 7625**  
The minimum required front yard setback is 7.50m.  
The proposed front yard setback is 3.01m.
10. **Section 18.2.4(b)/18.3.4(b), By-law No. 7625**  
The minimum required side yard setback for is 6.14m.  
The proposed north side yard setback is 0.91m.
11. **Section 18.2.4(b)/18.3.4(b), By-law No. 7625**  
The minimum required side yard setback for is 6.14m.  
The proposed south side yard setback is 3.08m.
12. **Section 18.2.4(c)/18.3.4(c), By-law No. 7625**  
The minimum required rear yard setback is 7.50m.  
The proposed rear yard setback is 7.10m.
13. **Section 18.3.5, By-law No. 7625**  
The maximum permitted floor space index is 0.75 times the lot area.  
The proposed floor space index is 1.289 times the lot area.
14. **Section 18.2.6/18.3.6(c), By-law No. 7625**  
The maximum permitted building height is 11.00m.  
The proposed building height is 12.61m.
15. **Section 6A(2)a, By-law No. 7625**  
The minimum required number of parking spaces is fifty-six (56) spaces.  
The proposed number of parking spaces is zero (0) spaces.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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 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.

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

1. The applicant successfully obtaining a commercial boulevard parking license for 8 spaces.
2. The proposal be developed in accordance with the site plan drawing submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division, March 13, 2017.