

NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A0059/17TEY	Zoning	MCR T2.0 C1.0 R2.0 (ZZC)
Owner(s):	RHONDA WISE	Ward:	Beaches-East York (32)
Agent:	STEPHEN LEBLANC	Heritage:	Not Applicable
Property Address:	1912 QUEEN ST E	Community:	Toronto
Legal Description:	PLAN 747 PT LOT 7		

Notice was given and a Public Hearing was held on **Tuesday, May 30, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey mixed-use building containing retail and two residential units by constructing: a three-storey rear addition and two-storey front addition above the existing retail space. A total of four residential units will be contained within the building.

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

- Section 8(3) Part II 4(A), By-law 438-86**
The minimum required building setback from a lot in a residential or park district is 7.5 m.
The altered mixed-use building will be located 5.33 m to a lot in a residential or park district.
- Section 4(4), By-law 438-86**
The minimum required number of parking spaces is four (one for each dwelling unit).
In this case, three readily accessible parking spaces and one tandem parking space will be provided.
- Section 4(17)(b), By-law 438-86**
The minimum required width of a parking space is 3.0 m plus an additional 0.3 m for any side with an obstruction. In this case, the interior parking space requires a width of 3.6 m, while the exterior space required a width of 3.0 m.
In this case, the interior parking space which is obstructed on both sides will contain a width of 3.08 m and the exterior parking space will contain a width of 2.47 m.
- Section 12(2)284(i), By-law 607-2013**
The minimum required building setback is 4.8 m from the curb of Queen Street East, immediately adjacent to the property.
The altered mixed-use building will be located **4.3 m** from the Queen Street East curb.

5. Section 12(2)284(iv), By-law 607-2013

An additional setback of 3.0 m is required above a building height of 9.5 m adjacent to any municipal road.

The altered mixed-use building will contain a height of 12.0 m and will be setback 0.0 m to Queen Street East.

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.

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- ☐ a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- ☐ \$300 for each appeal filed regardless if related and submitted by the same appellant
- ☐ Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- ☐ a completed OMB Appellant Form (A1) in **paper format**
- ☐ \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- ☐ Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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.

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

SIGNATURE PAGE

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Alex Bednar (signed)

Michael Clark (signed)

Donald Granatstein (signed)

Carl Knipfel (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **MONDAY, JUNE 5, 2017**

LAST DATE OF APPEAL: **MONDAY, JUNE 19, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District