

Michael Mizzi
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

Committee of Adjustment
Scarborough
Scarborough Civic Centre
150 Borough Drive
Toronto, ON M1P 4N7

416-396-3223
coa.sc@toronto.ca

Wednesday, May 12, 2021

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

File Number: A0250/20SC
Property Address: 1882 LAWRENCE AVE E
Legal Description: PLAN 3328 PT LOT 43 PT LOT 44
Agent: JON CARLOS TSIFILIDIS
Owner(s): 1467778 ONTARIO INC 1467778 ONTARIO INC
Zoning: Commercial-Residential (CR) Zone, By-law No. 569-2013 & Wexford
Community Zoning By-law No. 9511 [ZZC]
Ward: Scarborough Centre (21)
Community: Wexford Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Wednesday, May 12, 2021, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The purpose of this application is to permit the construction of a second storey addition (for office uses) to the existing commercial building (currently used for vehicle sales) and for the operation of vehicle sales and vehicle repair.

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

1. Exception CR 719 (M,(P), By-law No 569-2013

The existing permitted uses include dwelling unit in a building type permitted by Clause 40.10.20.40, day nursery, education use, financial institution club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

In addition to the current permitted uses, the following proposed uses are permitted: vehicle dealership, vehicle fuel station, vehicle washing establishment; and vehicle service shop.

NOTE: The property has been used as a vehicle dealership for approximately two decades.

2. CHAPTER 40.10.40.70 (2)(C), By-law No. 569-2013

Where the main wall of a building has windows or openings, the main wall must be set back a minimum of 5.5 metres from a side lot line that is not adjacent to a street or lane.

Where the main wall of a building has windows or openings, the main wall must be set back a proposed minimum of 3.71 metres from a side lot line that is not adjacent to a street or lane.

NOTE: Applies to doors accessing patio on the second floor addition facing the side lot line.

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 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

SIGNATURE PAGE

File Number: A0250/20SC

Property Address: 1882 LAWRENCE AVE E

Legal Description: PLAN 3328 PT LOT 43 PT LOT 44

Agent: JON CARLOS TSIFILIDIS

Owner(s): 1467778 ONTARIO INC 1467778 ONTARIO INC

Zoning: Commercial-Residential (CR) Zone, By-law No. 569-2013 & Wexford
Community Zoning By-law No. 9511 [ZZC]

Ward: Scarborough Centre (21)

Community: Wexford Community

Heritage: Not Applicable

Table 1, Panel Member Digital Signatures

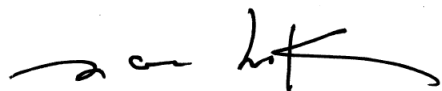


Donald Taylor



Hena Kabir

Anne McCauley



Gary McKay

Muhammad Saeed

DATE DECISION MAILED ON: Tuesday, May 18, 2021

LAST DATE OF APPEAL: Tuesday, June 1, 2021

CERTIFIED TRUE COPY



Colin Ramdial

Manager and Deputy Secretary-Treasurer

Appeal Information

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.sc@toronto.ca and Colin.Ramdial@toronto.ca by the last date of appeal as shown on the signature page.

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 Local Planning Appeal Tribunal (LPAT) 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).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary –Treasurer you will receive payment instructions.
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

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

LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

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

- A completed LPAT Appellant Form (A1) in digital format on a USB stick and in paper format.
- \$400 with an additional reduced fee of \$25 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).
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Environmental & Lands Tribunals Ontario (ELTO) website at <http://elto.gov.on.ca/tribunals/lpat/forms/>.

*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 **Local Planning Appeal Tribunal (LPAT)** should be submitted in accordance with the instructions above.