

DECISION AND ORDER

Decision Issue Date Thursday, April 15, 2021

PROCEEDING COMMENCED UNDER section 45(12), subsection 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended (the Act)

Appellant(s): YONGE STREET ANIMAL HOSPITAL

Applicant: CALVIN LANTZ

Property Address/Description: 2586 YONGE ST

Committee of Adjustment Case File Number: 20 164330 NNY 08 MV

TLAB Case File Number: **20 211208 S45 08 TLAB**

Date of Scheduled Hearing: Wednesday, May 19, 2021

DECISION DELIVERED BY TED YAO

Yonge Street Animal Hospital seeks to expand its business into the basement and there were no issues save the number of parking spaces. Originally the plan examiner took the position that the two existing parking spaces at the rear of the building (which complied under the old zoning by-law) would **not** be grandparented because the animal hospital building is only 63% of the lot area and not 75%. On October 7, 2020, the Committee of Adjustment refused its application and it appealed. On April 12, 2021, Yonge Street Animal Hospital wrote to the TLAB as follows:

As this matter has been resolved with the City through payment-in-lieu of parking, we are pleased to notify the Toronto Local Appeal Body of our client's withdrawal of its appeal with respect to the property at 2586 Yonge Street.

Accordingly, it may be inferred that the variance is no longer needed and the TLAB file closed. I thank the Hospital for its prompt attention to this matter.

DECISION AND ORDER

The appeal is dismissed and the hearing date of May 19, 2021 is cancelled. The Committee of Adjustment decision noted above is now final.

X



Ted Yao
Panel Chair, Toronto Local Appeal Body