

DECISION AND ORDER

Decision Issue Date: Wednesday, July 13, 2022

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): ZEPCO HOLDINGS INC

Appellant(s): ARIANNA SISTI

Applicant(s): C A R DESIGN STUDIO INC

Property Address/Description: 89-91 James St

Committee of Adjustment File

Number(s): 21 114153 WEST 03 MV, 21 114165 WET 03 MV (A0072/21EYK)
(A0073/21EYK)

TLAB Case File Number(s): 21 206072 S45 03 TLAB

Hearing date: June 20, 2022

Deadline Date for Closing Submissions/Undertakings:

DECISION DELIVERED BY TLAB Panel Member S. Makuch

REGISTERED PARTIES AND PARTICIPANT

Appellant	ZEPCO HOLDINGS INC
Appellant's Legal Rep	C A R DESIGN STUDIO INC
Appellant	ARIANNA SISTI
Appellant's Legal Rep	C A R DESIGN STUDIO INC
Applicant	C A R DESIGN STUDIO INC

Party (TLAB)	BEVERLY CAREY
Party (TLAB)	PATRICK CAREY
Party (TLAB)	JUDY GIBSON
Party (TLAB)	CITY OF TORONTO
Party's Legal Rep.	MARC HARDIEJOWSKI (CITY OF TORONTO)
Party's Legal Rep.	JESSICA JAKUBOWSKI
Expert Witness	LALEH FARHADI (CITY OF TORONTO)
Participant	ALEXANDER DONALD
Participant	ANDY CHOLES
Participant	SUSAN WILLSSHER
Participant	STEVE VELLA
Participant	LONG BRANCH NEIGHBOURHOOD ASSOCIATION

INTRODUCTION


This matter was mediated by me and the parties sought to settle a major issue of whether front yard parking or an integral garage was appropriate for the property. Ultimately the parties did not reach an agreement regarding this issue. They did agree, however, that the matter would proceed to a full hearing which I would chair.

BACKGROUND

The parties further agreed that the appellant is to file revised plans which will provide for only one variance. That variance is to be in respect of density and will be based on an examiners notice. Once the examiner notice and plans are filed with TLAB and served on all parties, TLAB will issue a revised notice of hearing. TLAB rules respecting notice and service will apply to the hearing .

DECISION AND ORDER

The hearing of this matter is adjourned to date to be determined after revised plans and an examiners notice have been served on all parties and filed with TLAB. The TLAB Rules of Practice and Procedure regarding will apply to the adjourned hearing.

X 

S. Makuch

Panel Chair, Toronto Local Appeal