

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

File Number:	A0114/11TEY	Zoning	MCR T2.0 C1.0 R2.0 (PPR)
Owner(s):	GOLDENROD INVESTMENTS LIMITED	Ward:	Beaches-East York (32)
Agent:	FRED DYER,		
Property Address:	1602 QUEEN ST E	Community:	
Legal Description:	PLAN 655 PT LOTS 2 & 3		

Notice was given and a Public Hearing was held on **Wednesday, June 1, 2011**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To demolish the existing two detached buildings containing rental dwelling units and to construct a new five-storey mixed-use building containing ground floor retail and 20 dwelling units, with 6 parking spaces located at grade and accessed from the rear of the property.

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

- Section 4(3)(d), By-law 438-86**
The two-way driveway shall have a minimum required width of 5.5 m.
The two-way existing driveway leading to the parking spaces has a width of 3.248 m.
- Section 8(3) Part I 1, By-law 438-86**
The maximum permitted combined non-residential gross floor area and residential gross floor area is 2.0 times the area of the lot (868.6 m²).
The proposed building has a combined non-residential and residential gross floor area of 3.67 times the area of the lot (1594.36 m²)
- Section 8(3) Part I 3(A), By-law 438-86**
The maximum permitted residential gross floor area is 2 times the area of the lot (868.6 m²).
The proposed residential gross floor area of the building is 3.54 times the area of the lot (1540 m²).
- Section 8(3) Part II 4(C) (I), By-law 438-86**
No building shall penetrate the 45 degree angular plane projected over the lot from an elevation of 13 m above the average elevation of the ground at the street line.
The proposed building will penetrate this plane.

5. **Section 8(3) Part II 4(C)(III), By-law 438-86**
A building is to be within the 45 degree angular plane projected over the lot from an elevation of 10 m above the average elevation of the ground at a distance of 7.5 m from a lot in a residential or park district. The proposed building will penetrate the 45 degree angular plane.
6. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 12.0 m.
The proposed building height is 14.9 m.
7. **Section 4(5), By-law 438-86**
There are twelve (12) vehicle parking spaces required.
There will be six (6) vehicle parking spaces provided.

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 approve 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):

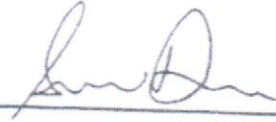
Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to City and privately owned trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review.

SIGNATURE PAGE

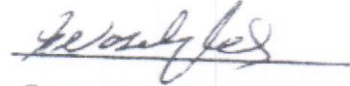
File Number: A0114/11TEY
Owner(s): GOLDENROD INVESTMENTS LIMITED
Agent: FRED DYER
Property Address: 1602 QUEEN ST E
Legal Description: PLAN 655 PT LOTS 2 & 3
Zoning Ward: MCR T2.0 C1.0 R2.0 (PPR) Beaches-East York (32)
Community:

DECLARED AN INTEREST

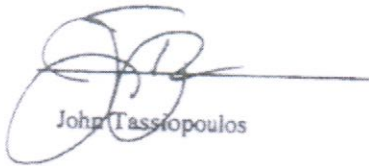
Robert Brown



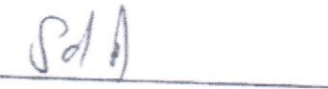
Gillian Burton



George Vasilopoulos



John Tassiopoulos

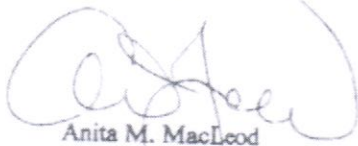


David Pond

DATE DECISION MAILED ON: **Tuesday, June 7, 2011**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, June 21, 2011**

CERTIFIED TRUE COPY



Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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.