

Kyle Knoeck
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

Committee of Adjustment
Toronto and East York
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

416-392-0413
coa.tey@toronto.ca

Wednesday, July 27, 2022

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

File Number: A0237/21TEY
Property Address: 44 WILSON PARK RD
Legal Description: PLAN 956 PT LOT D
Agent: TIMOTHY MITANIDIS
Owner(s): 44 WILSON PARK INC
Zoning: R (d1.0)(x313) (ZZC)
Ward: Parkdale-High Park (04)
Community: Toronto
Heritage: Not Applicable

Notice was given and a Virtual Public Hearing was held on **July 27, 2022**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by removing the existing rear and side additions and constructing: a complete third storey addition, a rear three-storey addition; front and rear third storey terraces; and front and rear basement walkouts. This alteration will increase the number of dwelling units from 4 units to 6 units (1 primary unit and 5 secondary suites). Also, to construct a one-storey ancillary building (detached garage) for a total of 4 parking spaces (2 of which will be below-grade) and a two-storey ancillary building (laneway suite) with one surface parking space, in the rear yard, abutting the laneway.

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

- Chapter 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 8.3 m.
The altered dwelling will be located 4.5 m from the front (east) lot line.

2. Chapter 150.10.40.1.(2), By-law 569-2013

A secondary suite is a permitted use provided that an exterior alteration to a building to accommodate a secondary suite does not alter a main wall or roof that faces a street.

The secondary suites will alter the front wall of this detached house.

3. Chapter 150.10.40.40.(1), By-law 569-2013

A secondary suite is a permitted use provided that the interior floor area of all secondary suites, if more than one is permitted, is no more than 45% (314.2 m²) of the interior floor area of the dwelling unit within which it is located.

In this case, the total interior floor area of all the secondary suites will be 75% (523.9 m²) of the interior floor area of the dwelling unit within which they are located.

4. Chapter 10.10.40.10.(1)(A), By-law 569-2013

The maximum permitted building height is 10 m.

The altered dwelling will have a height of 10.98 m.

5. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013

The maximum permitted height of all front and rear main walls facing a side lot line is 7.5 m.

The height of the front and rear main walls facing a side lot line will be 10.35 m.

6. Chapter 10.5.40.60.(1)(B), By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach into the required front yard setback 1.5 m if it is no closer to a side lot line than the required side yard setback.

The front third storey terrace will encroach 6.2 m into the required front yard setback.

7. Section 4(2)(a), By-law 438-86

The maximum permitted building height is 10 m.

The altered dwelling will have a height of 11.33 m.

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:**

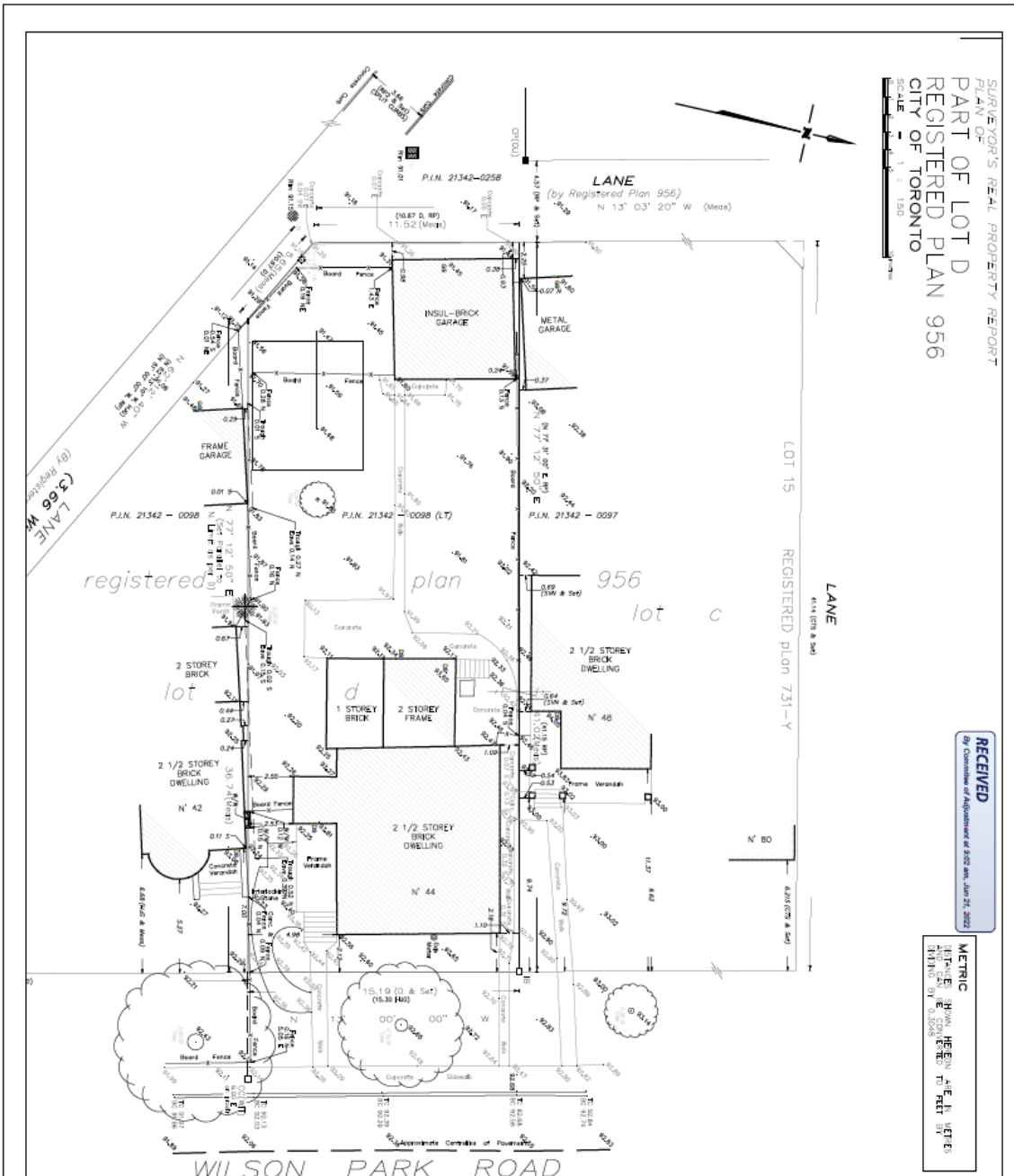
The Minor Variance Application is Approved on Condition

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.

The decision is subject to the following condition(s):

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove a City owned tree(s) under Municipal Code Chapter 813, Trees Article II, Trees on City Streets, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) All terraces above grade shall be constructed with opaque privacy screening or fencing that is permanent, on the north and south sides of the deck to a minimum height of 1.5 m, measured from the floor of the deck.
- (3) The altered dwelling shall be constructed substantially in accordance with the drawings, date stamped received by Committee on June 21, 2022, and prepared by Creative Union Network.



CRENSHAW UNION NEIGHBOR INC.
 1-779-9227 (Toll Free)
 416-779-9227
 1010 SHEPPARD AVE. E. SUITE 300
 SCARBOROUGH, ONT. M1B 2L8
 2023-2024 CALENDAR

PROJECT NO. 2023-0112

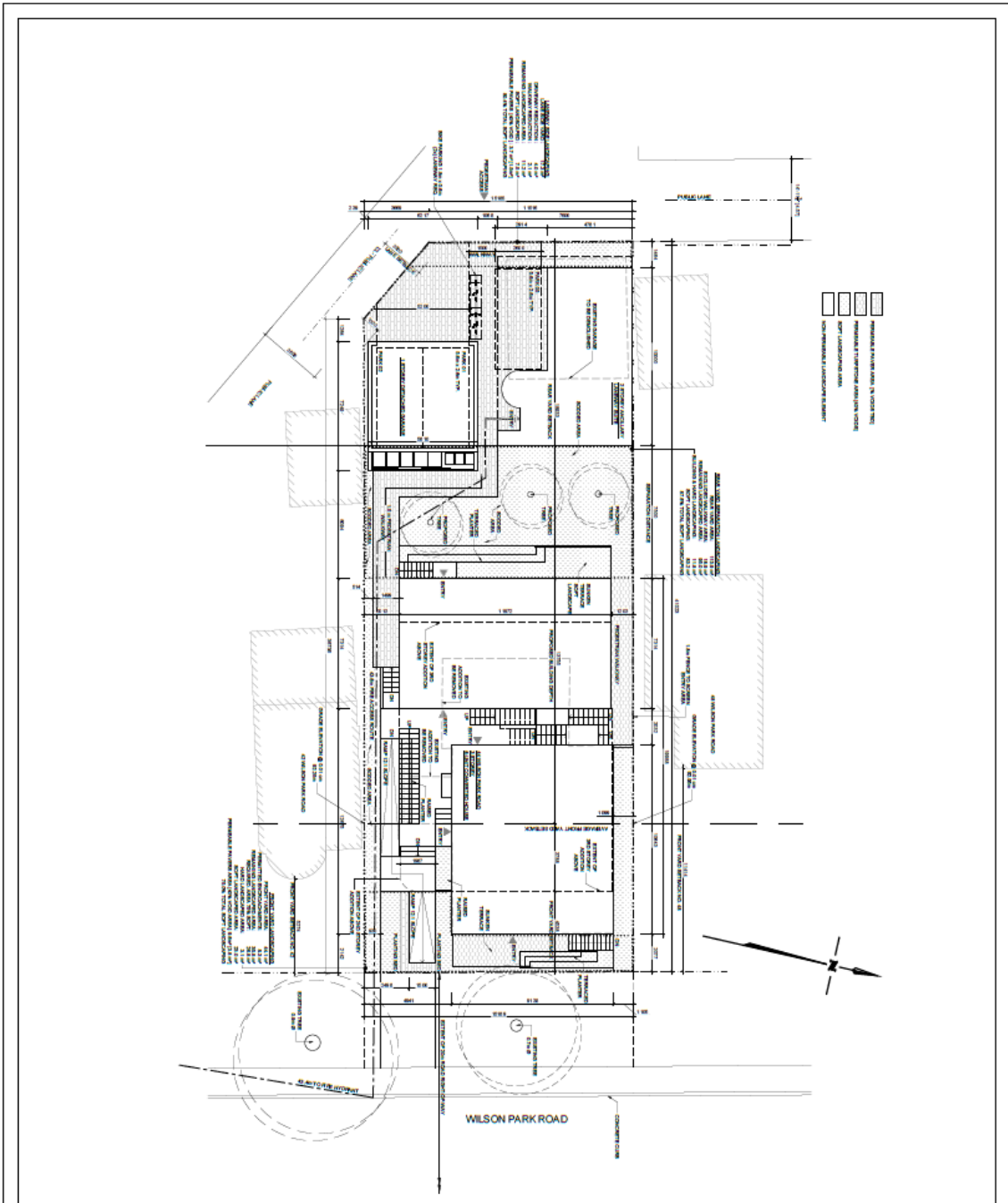
CLIENT/OWNER
 CRENSHAW UNION NEIGHBOR INC.
 416-779-9227

DESIGNER
 NAME: [Redacted]
 FIRM: [Redacted]
 ADDRESS: [Redacted]

DATE
 2023/11/12

DESCRIPTION
 22-APPLICATION
 228711-004 APPLICATION

PROJECT NO. A-010



CHARLES LINDEN NICHOLS INC.
 131 Main Street
 North York, Ontario
 M2H 2E9
 Phone: (416) 291-7800

PROJECT NO. 2018-1112
 PROJECT LOCATION
 2018-1112

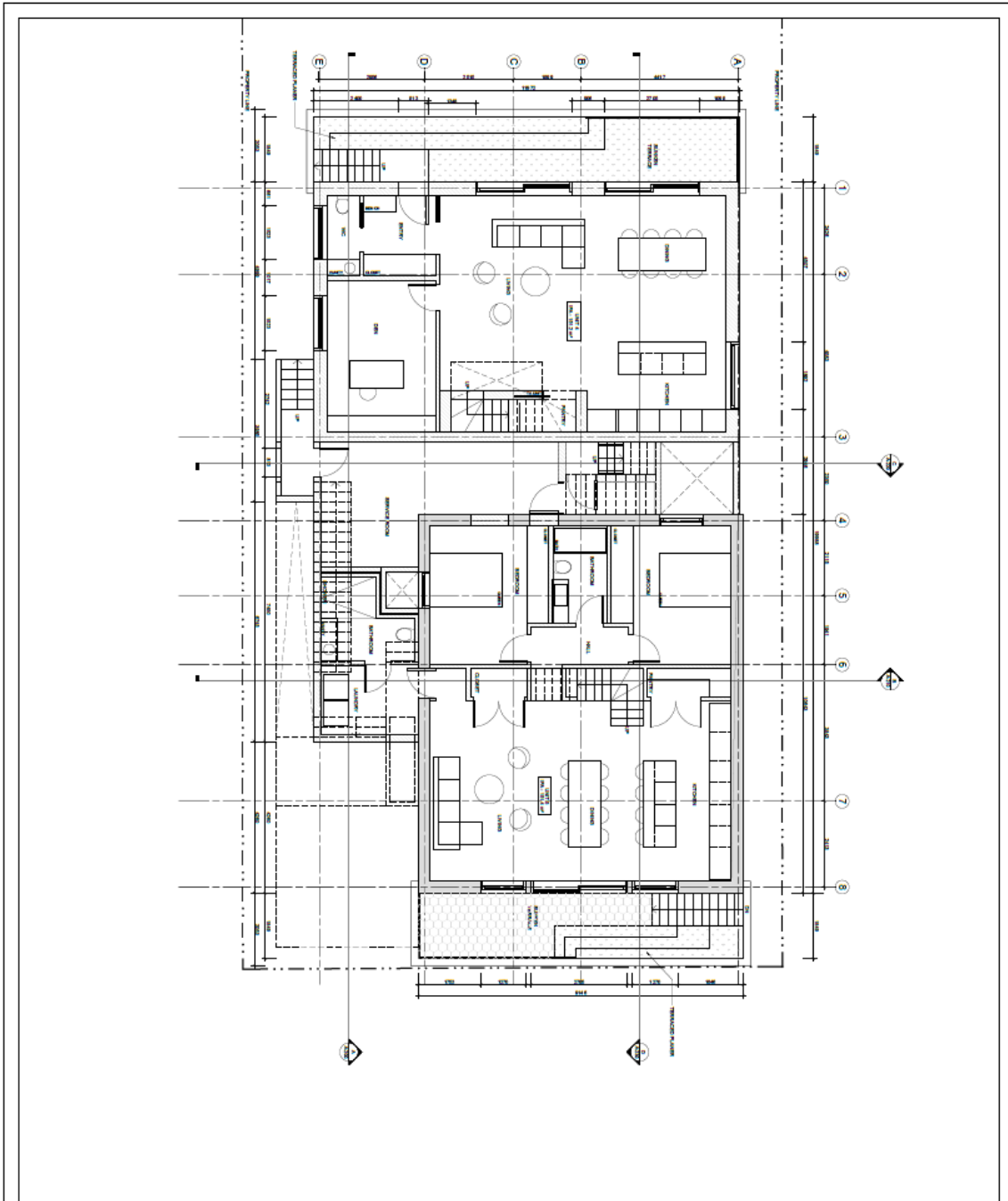
DESIGN
 DATE: 2018-11-12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

REVISIONS

NO.	DATE	DESCRIPTION
1	2018-11-12	ISSUED FOR PERMIT

DATE: 2018-11-12

A-020



CREATIVE LIVING NETWORK, INC.
 1175 Broadway Street
 Suite 710
 Chicago, IL 60607
 Phone: 412.522.7340
 Fax: 412.522.7341
 Website: www.creativelivingnetwork.com



PROJECT NO. 219-1113
 PROJECT ADDRESS
 1175 BROADWAY STREET
 SUITE 710
 CHICAGO, IL 60607

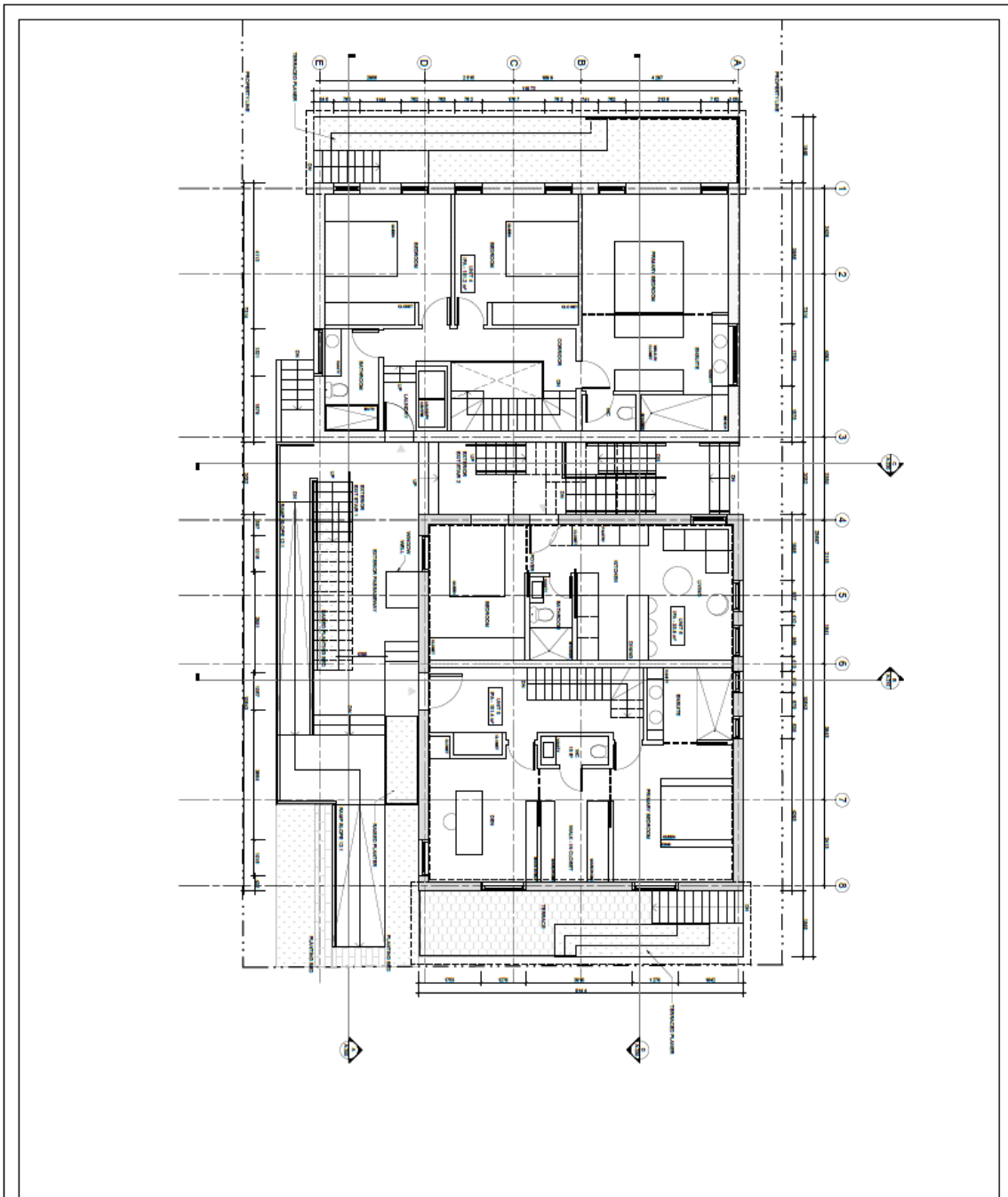
DATE: 10/11/13
 DRAWN BY: JZ
 CHECKED BY: JZ
 PROJECT: CREATIVE LIVING NETWORK

LEGEND

STAIRS	STAIRS
STAIRS	STAIRS
STAIRS	STAIRS
STAIRS	STAIRS

DATE: 10/11/13
 DRAWN BY: JZ
 CHECKED BY: JZ
 PROJECT: CREATIVE LIVING NETWORK

A-100



CRABTREE UNION NETWORK, INC.
 117 Woodway Street
 Westfield, MA 01095
 Phone: 413 532 7940
 Fax: 413 532 7941
 E-mail: info@crabtreeunion.com
 Website: www.crabtreeunion.com

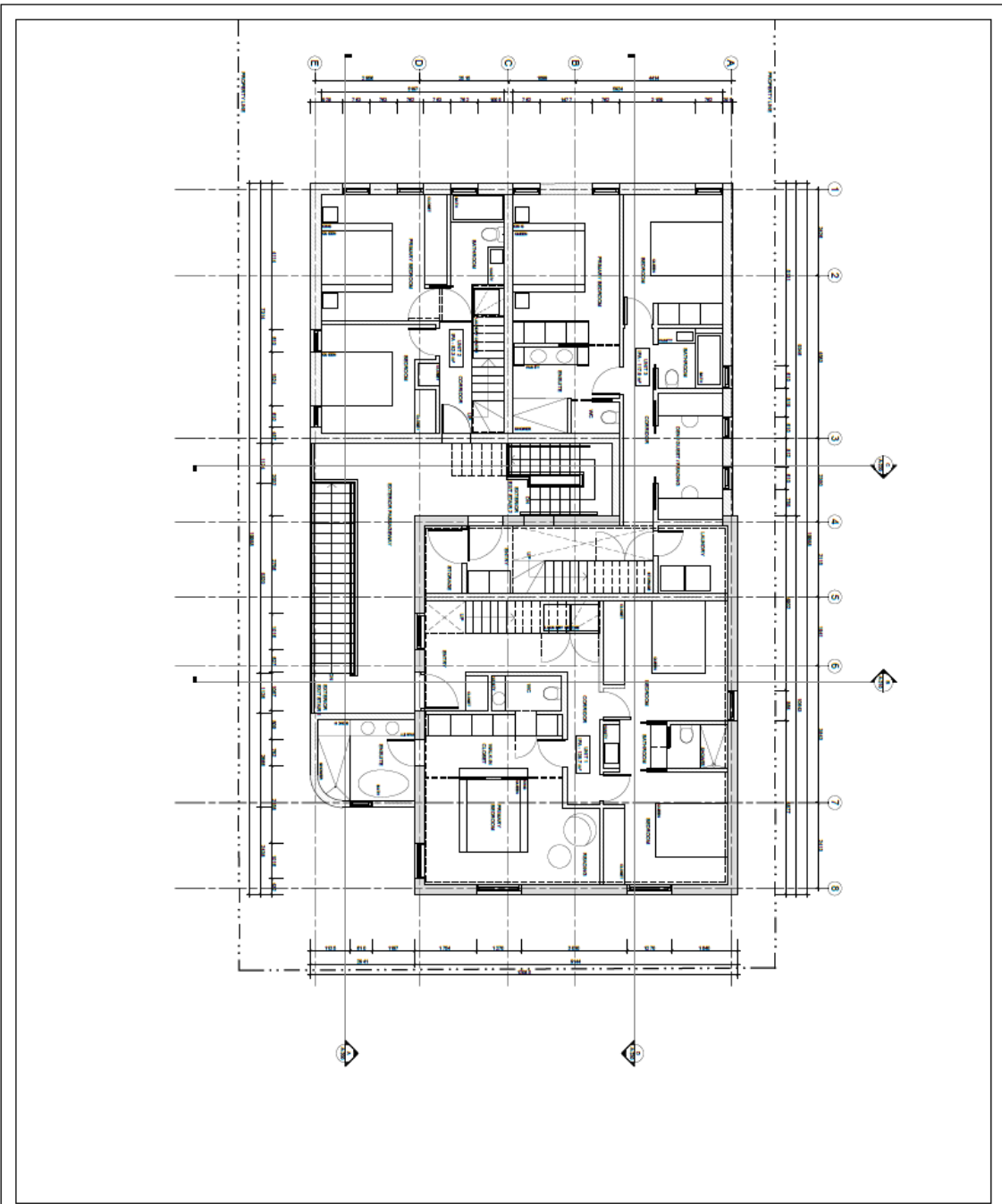


PROJECT NO. 204-1112
 DATE: 08/11/11
 DRAWN BY: J. O'CONNOR
 CHECKED BY: J. O'CONNOR

CON APPLICATION
 CON APPLICATION
 CON APPLICATION
 CON APPLICATION

NO.	DATE	DESCRIPTION
1	08/11/11	ISSUED FOR PERMIT
2	08/11/11	ISSUED FOR PERMIT
3	08/11/11	ISSUED FOR PERMIT
4	08/11/11	ISSUED FOR PERMIT

A-110



CHARTER LABOR NETWORK, INC.
 1175 Westway Drive
 Suite 100, Chaska
 Minnesota 55318
 Phone: 612-828-7340
 Fax: 612-828-7340
 www.charterlabor.com



PROJECT NO. 218-PT2
 PROJECT ADDRESS
 1175 Westway Drive
 Suite 100
 Chaska, MN 55318

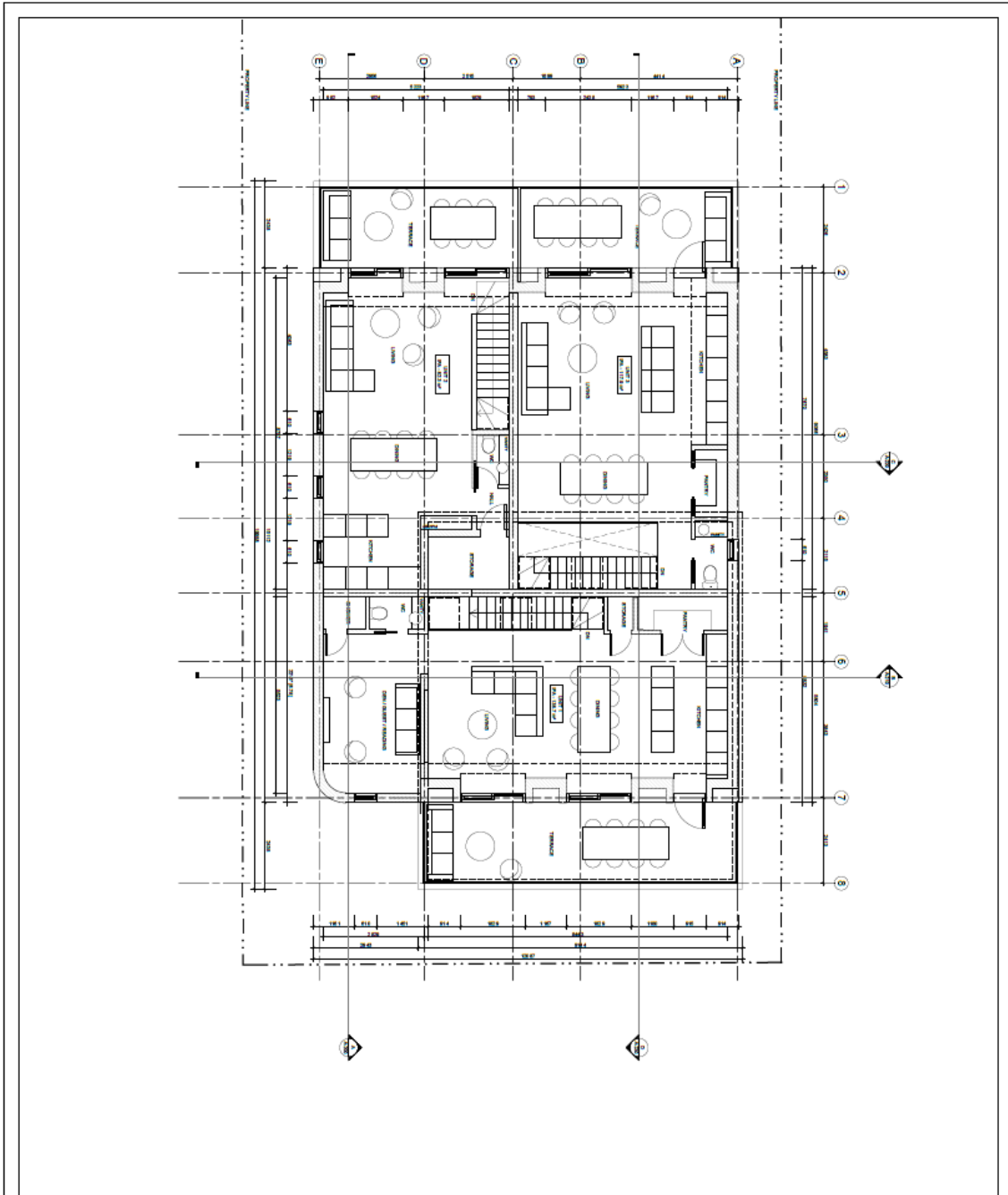
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REVISIONS
 NO. DATE BY DESCRIPTION

NO.	DATE	BY	DESCRIPTION

DRAWN BY: JAA
 CHECKED BY: JAA
 DATE: 08/12/2010
 TIME: 10:00 AM

A-120



CHERRING LIDSON INTERIOR INC.
 1113 Broadway Street
 Suite 100
 Atlanta, GA 30309
 Phone: 404.523.1740
 Fax: 404.523.1741
 www.cherringlidson.com



PROJECT NO. 210 - 0112
 PROJECT ADDRESS
 2205 N. Peachtree Street
 Atlanta, GA 30309
 DATE: 08/20/2021

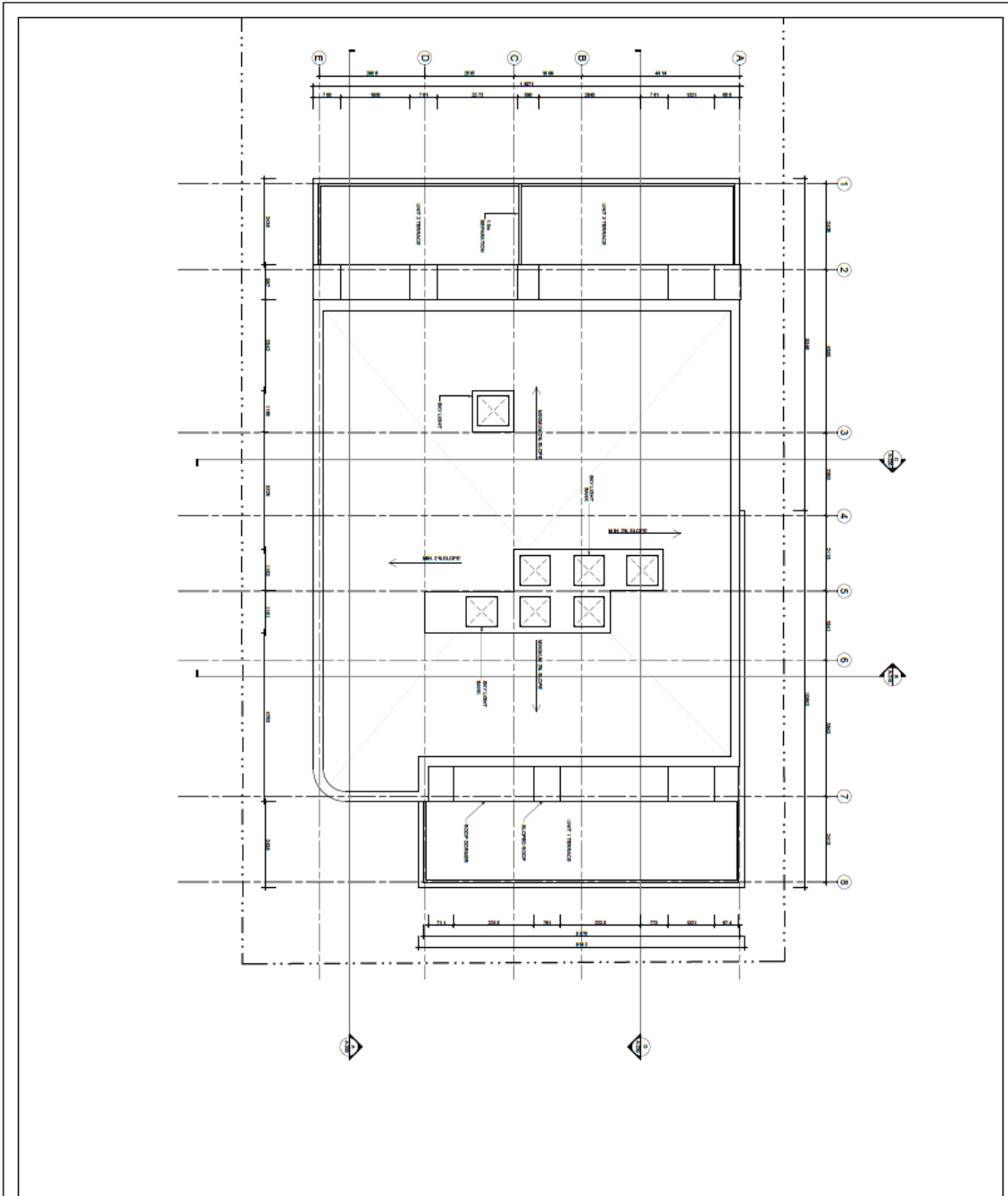
CDA APPLICATION
 NAME: [Redacted]
 ZONING: Z-2000 CONVENTION
 ZONING CODE APPLICATION

LEGEND

REVISIONS	DATE	DESCRIPTION

PREPARED BY: [Redacted]
 CHECKED BY: [Redacted]
 DATE: 08/20/2021

A-130



CRS&W UNION NETWORK INC.
 1175 Broadway Street
 Suite 200
 Portland, ME 04103
 Phone: (603) 833-7940
 Fax: (603) 833-7941
 Website: www.crsandw.com



PROJECT NO. 209-1912
 PROJECT ADDRESS
 41 BROADWAY STREET
 PORTLAND, ME 04103
 DATE: 08/20/2019

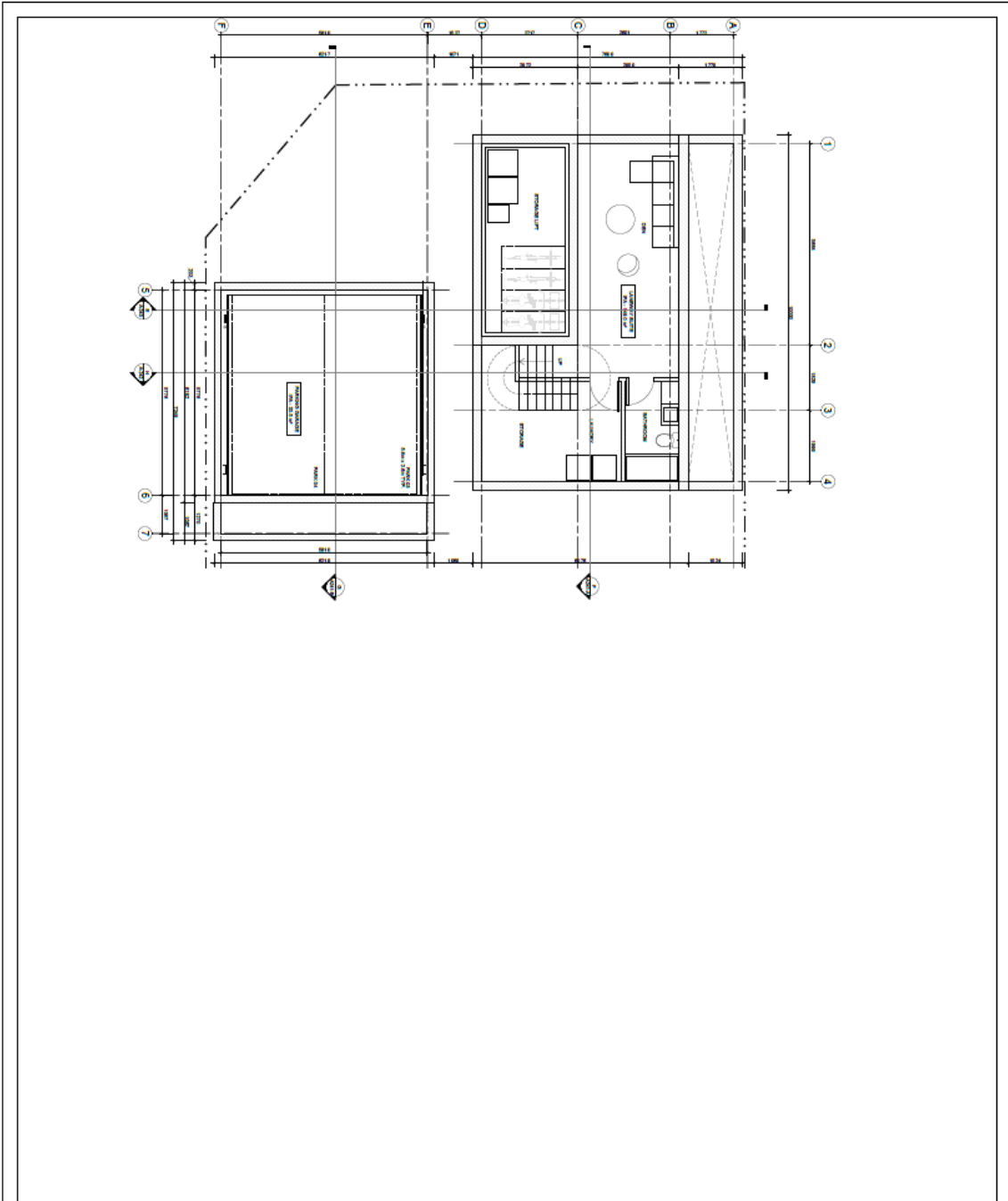
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 DRAWN BY: [Name]
 CHECKED BY: [Name]
 TITLE: 2D DEVELOPMENT
 22/08/2019
 22/08/2019
 22/08/2019

LEGEND

REVISION	DATE	DESCRIPTION

DATE: 08/20/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 TITLE: 2D DEVELOPMENT
 22/08/2019
 22/08/2019
 22/08/2019

A-140



CHARLES LEBON ARCHITECTURE, INC.
 1137 WINDYBUSH DRIVE
 CHARLOTTE, NORTH CAROLINA
 PHONE: 704.532.7240
 FAX: 704.532.7241
 WWW.CHARLESLEBONARCHITECTURE.COM

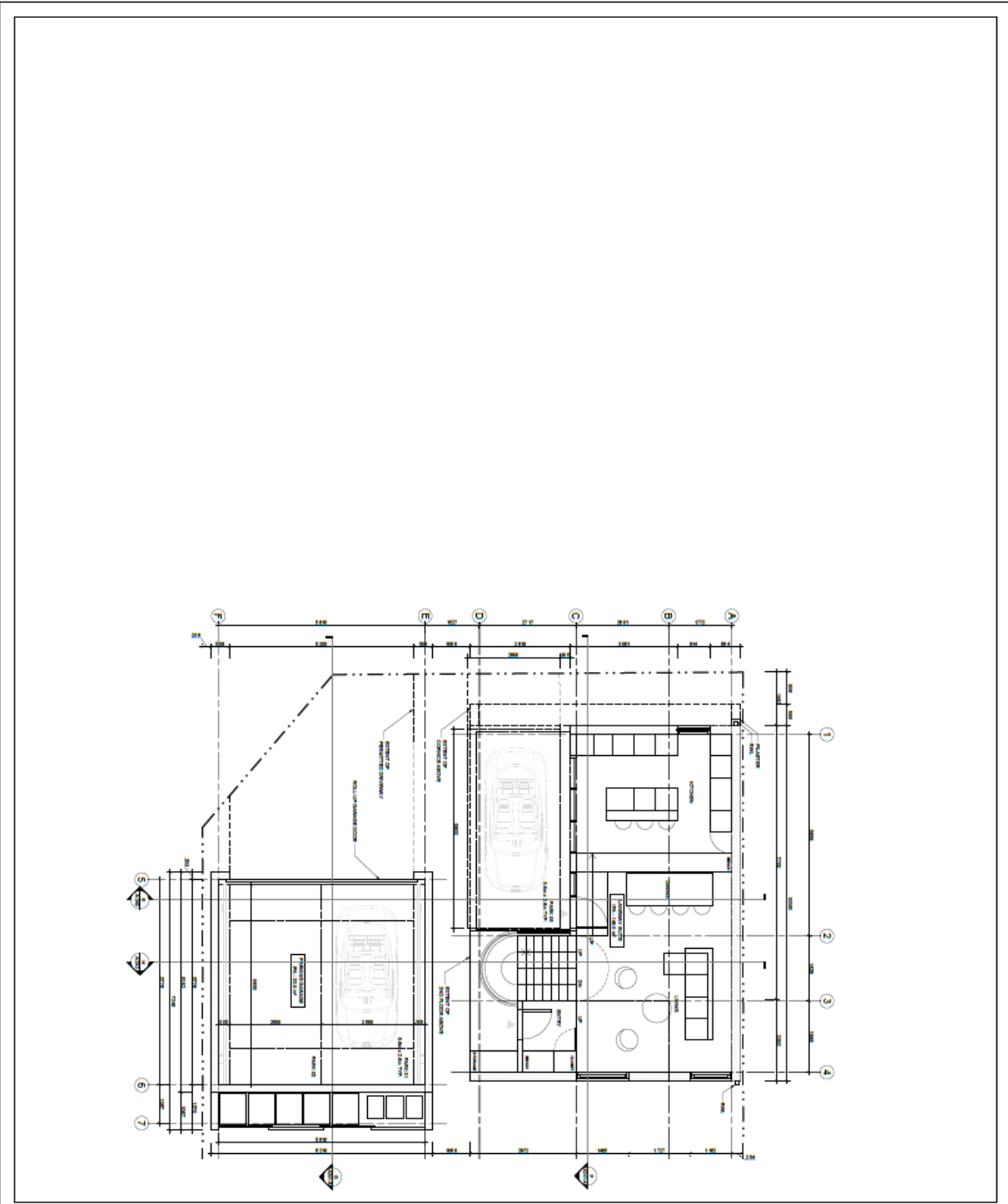


PROJECT NO. 215-2112
 1137 WINDYBUSH DRIVE
 CHARLOTTE, NORTH CAROLINA
 28203

DATE: 11/11/11
 DRAWN BY: J. LEON
 CHECKED BY: J. LEON
 PROJECT: 215-2112
 SHEET: 215-2112-01

REVISION	DATE	BY	DESCRIPTION
1	11/11/11	J. LEON	ISSUED FOR PERMIT

A-150



CHARTER LIFTING SYSTEMS, INC.
 1175 WILSON DRIVE
 LAUREL, CALIFORNIA
 PHONE: 415-523-7580
 FAX: 415-523-7580
 WWW.CHARTERLIFTING.COM



PROJECT NO. 259-9112

415 WILSON DRIVE
 LAUREL, CALIF. 94550

DATE: 08/15/13

OWNER: CHARTER LIFTING SYSTEMS, INC.
 DESIGNER: CHARTER LIFTING SYSTEMS, INC.
 CONTRACTOR: CHARTER LIFTING SYSTEMS, INC.

PROJECT NO. 259-9112

DATE: 08/15/13

OWNER: CHARTER LIFTING SYSTEMS, INC.
 DESIGNER: CHARTER LIFTING SYSTEMS, INC.
 CONTRACTOR: CHARTER LIFTING SYSTEMS, INC.

PROJECT NO. 259-9112

DATE: 08/15/13

OWNER: CHARTER LIFTING SYSTEMS, INC.
 DESIGNER: CHARTER LIFTING SYSTEMS, INC.
 CONTRACTOR: CHARTER LIFTING SYSTEMS, INC.

PROJECT NO. 259-9112

DATE: 08/15/13

OWNER: CHARTER LIFTING SYSTEMS, INC.
 DESIGNER: CHARTER LIFTING SYSTEMS, INC.
 CONTRACTOR: CHARTER LIFTING SYSTEMS, INC.

PROJECT NO. 259-9112

DATE: 08/15/13

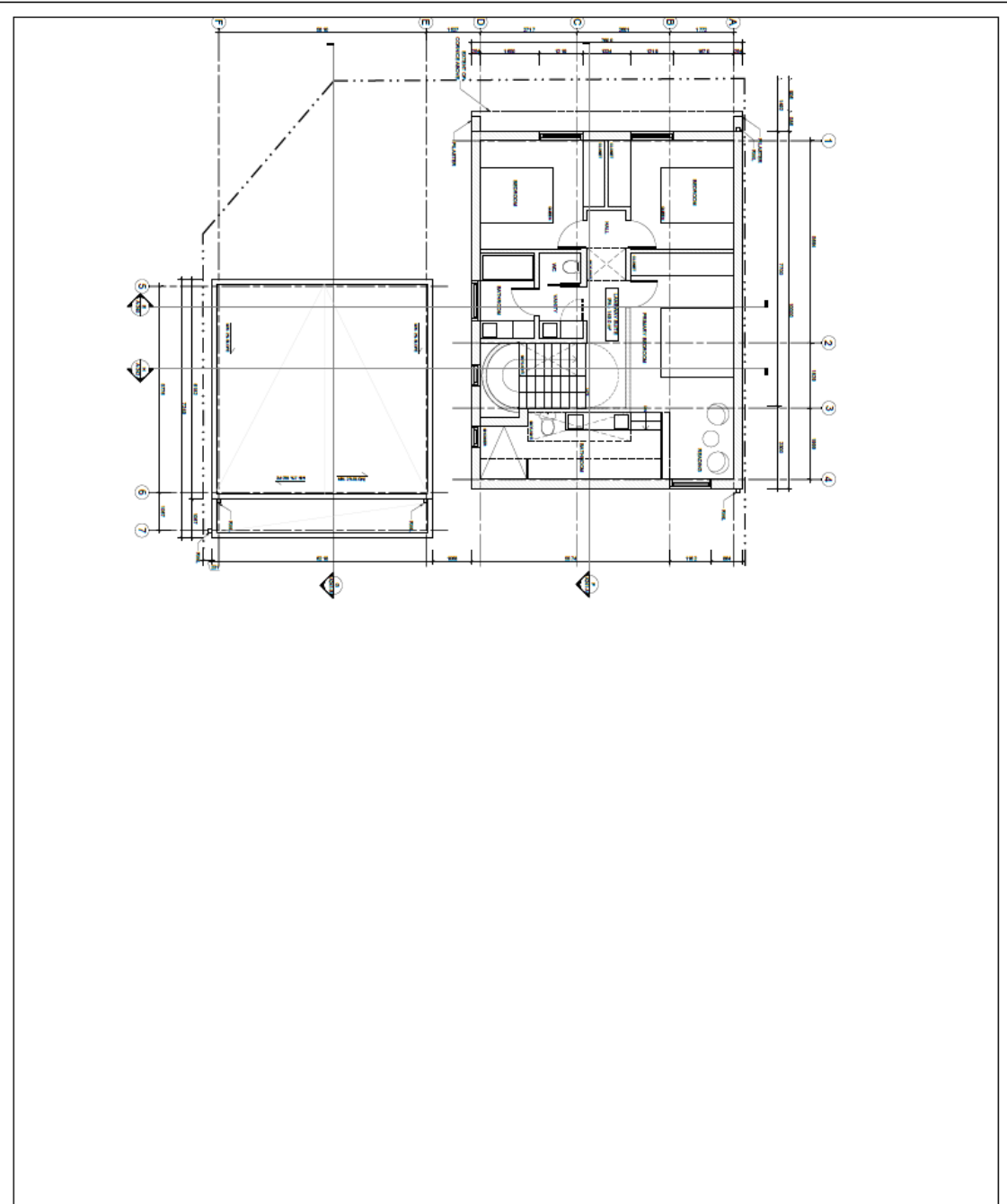
OWNER: CHARTER LIFTING SYSTEMS, INC.
 DESIGNER: CHARTER LIFTING SYSTEMS, INC.
 CONTRACTOR: CHARTER LIFTING SYSTEMS, INC.

PROJECT NO. 259-9112

DATE: 08/15/13

OWNER: CHARTER LIFTING SYSTEMS, INC.
 DESIGNER: CHARTER LIFTING SYSTEMS, INC.
 CONTRACTOR: CHARTER LIFTING SYSTEMS, INC.

A-151



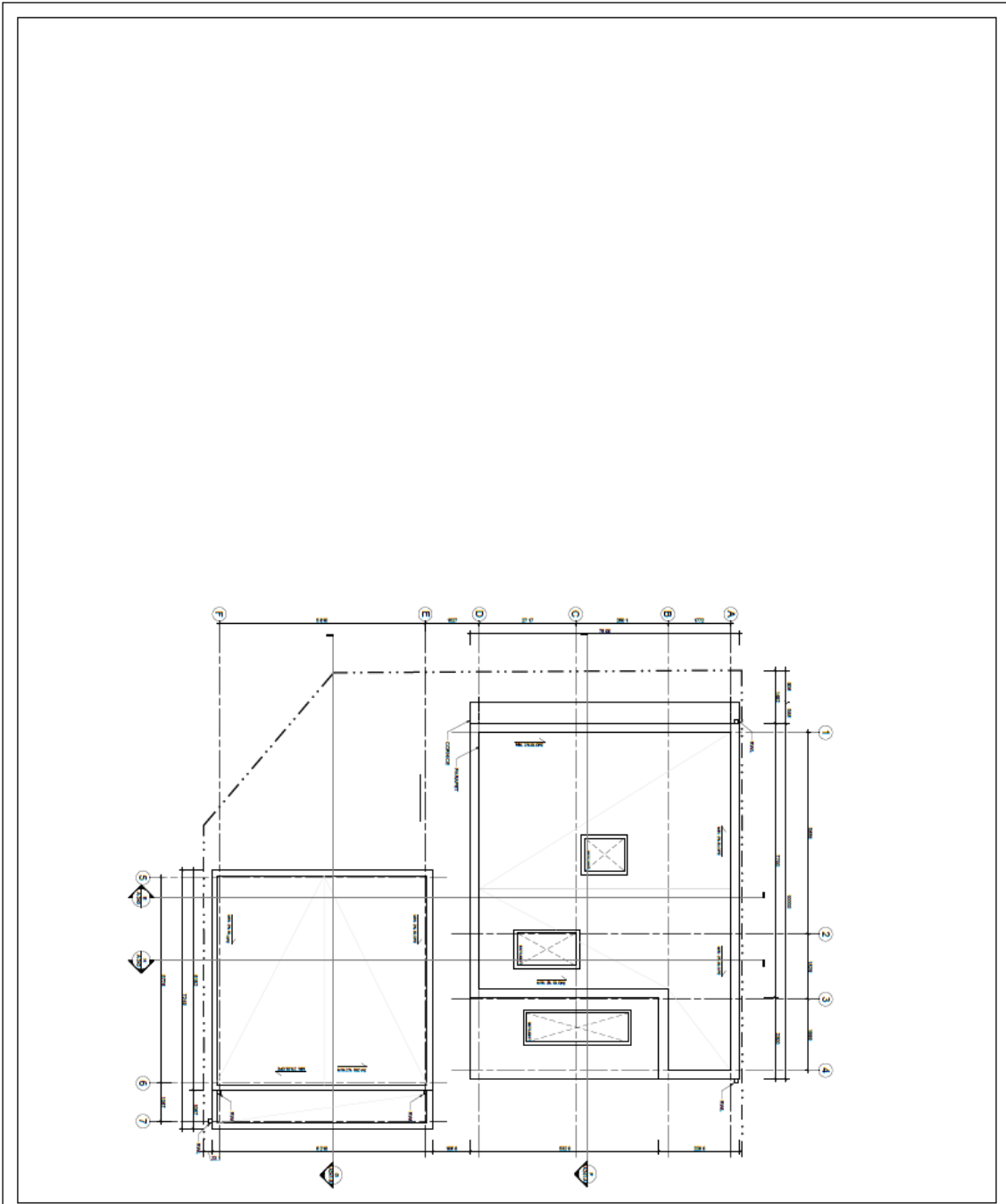
CREATIVE UNION NETWORK, INC.
 1175 Broadway Street
 Suite 1100
 New York, NY 10019
 Phone: 415 529 7340
 Fax: 415 529 7341
 Website: www.creativeunionnetwork.com
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PROJECT NO. 219-1112
 PROJECT ADDRESS
 41 BROADWAY
 11TH FLOOR
 NEW YORK, NY 10019

DATE: 01/11/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NO.	DATE	DESCRIPTION
1	01/11/12	ISSUED FOR PERMIT
2	01/11/12	ISSUED FOR CONSTRUCTION
3	01/11/12	ISSUED FOR AS-BUILT

A-160



CHAMPION LIGHTING NETWORK, INC.
 1175 Westway Drive
 Lakeville, MA 01846
 Phone: 413 522 7340
 Fax: 413 522 7340
 Website: www.championlighting.com



PROJECT NO. 219-A-9112
 PROJECT ADDRESS
 2200011 CHAMPION LIGHTING NETWORK, INC.
 1175 WESTWAY DRIVE
 LAKEVILLE, MA 01846

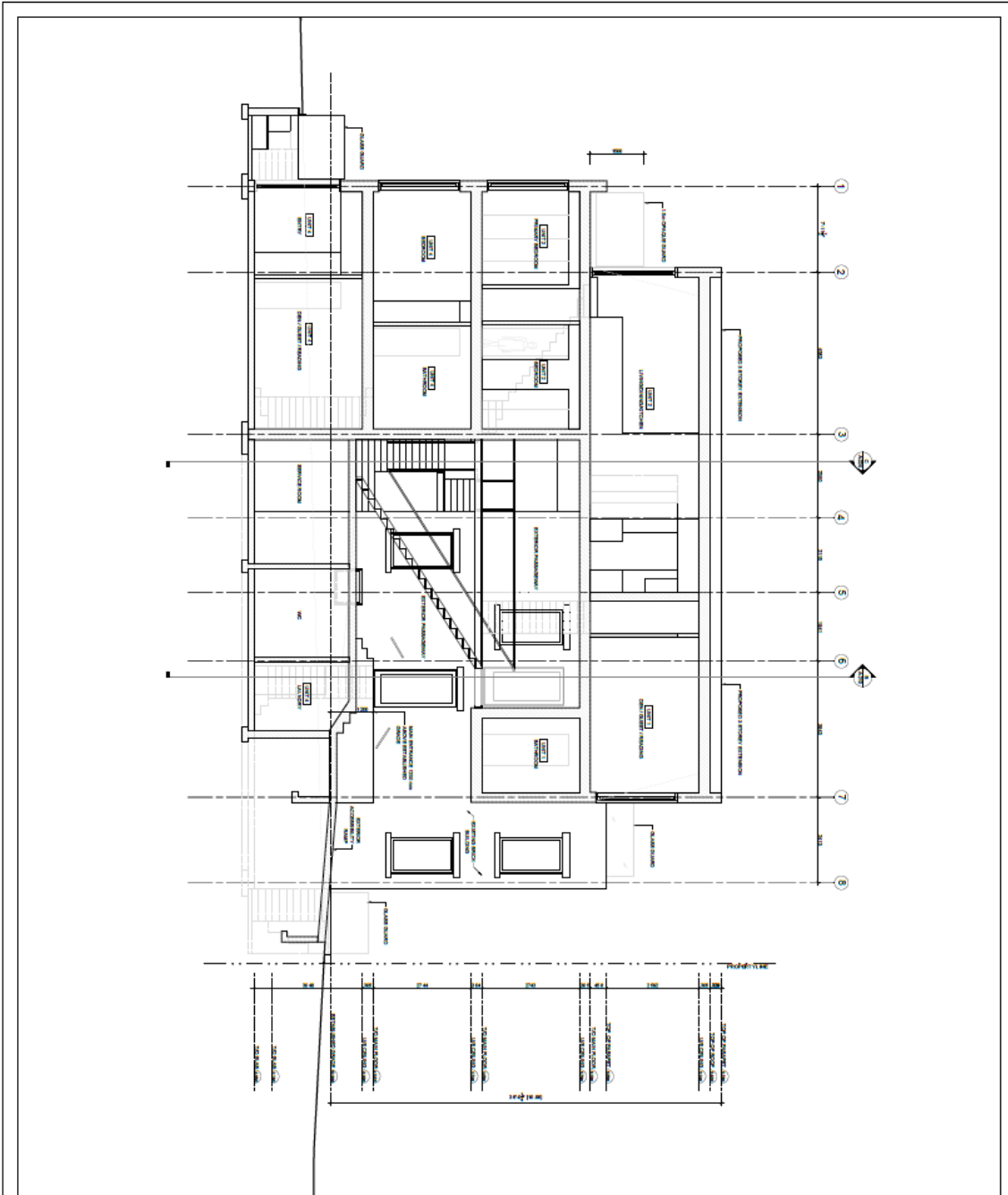
DATE APPLICATED
 DATE ISSUED
 2/16/2024 2/21/2024
 2200011 CHAMPION LIGHTING NETWORK, INC.

DATE APPLICATED
 DATE ISSUED
 2/16/2024 2/21/2024
 2200011 CHAMPION LIGHTING NETWORK, INC.

DATE APPLICATED
 DATE ISSUED
 2/16/2024 2/21/2024
 2200011 CHAMPION LIGHTING NETWORK, INC.

DATE APPLICATED
 DATE ISSUED
 2/16/2024 2/21/2024
 2200011 CHAMPION LIGHTING NETWORK, INC.

A-161



CHRYSLER UNION NETWORK, INC.
 1113 Broadway, 25th Floor
 New York, NY 10036
 Phone: 415 223 7240
 Fax: 415 223 7240
 www.chryslerunion.com

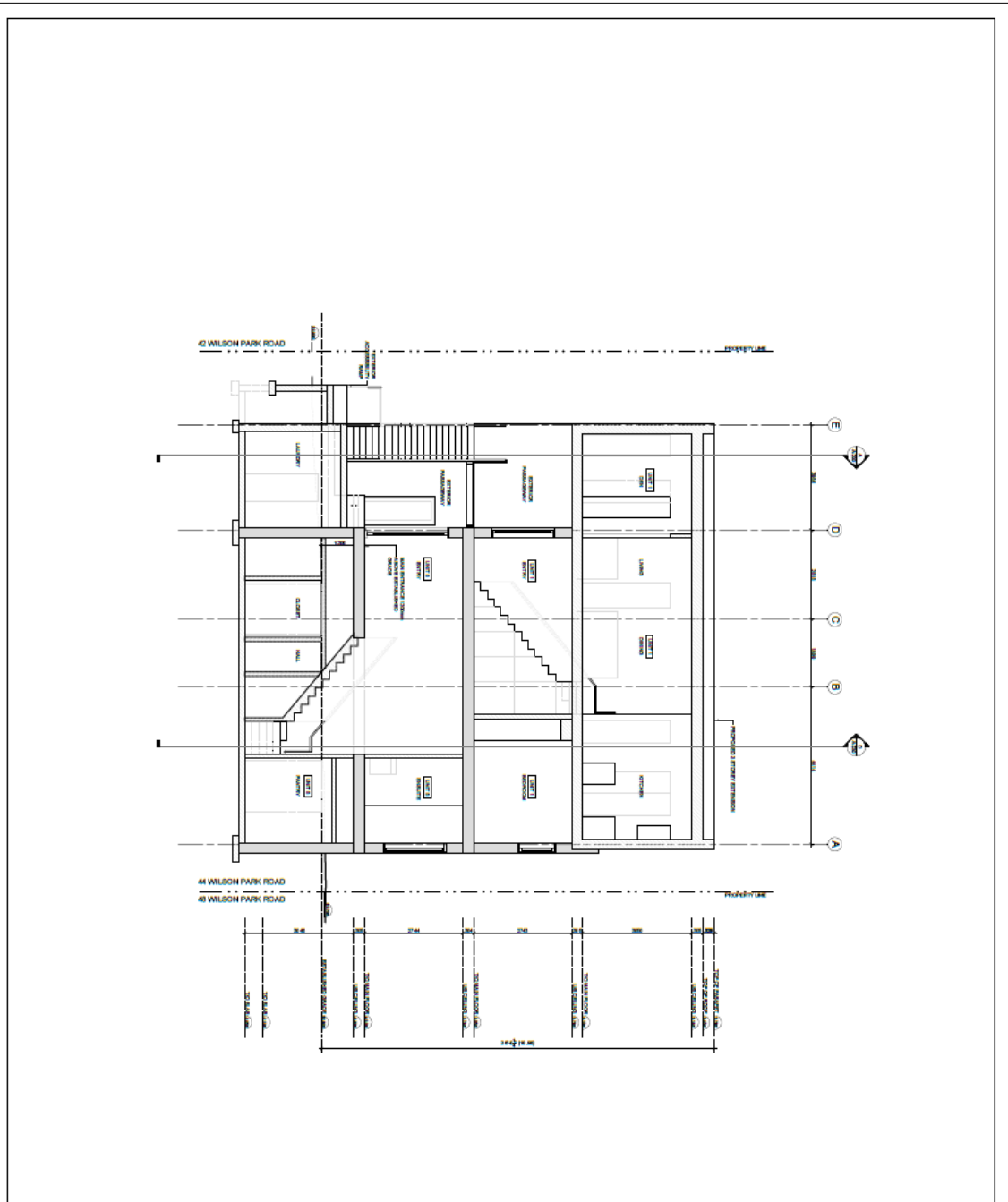


PROJECT NO. 201-1112
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 1113 BROADWAY
 NEW YORK, NY 10036
 DATE: 12/15/11

CALL LETTERS: 201-1112
 NAME: [Redacted]
 ADDRESS: 201-1112
 CITY: NEW YORK, NY 10036

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12/15/11
2	REVISED PER COMMENTS	12/15/11
3	REVISED PER COMMENTS	12/15/11
4	REVISED PER COMMENTS	12/15/11
5	REVISED PER COMMENTS	12/15/11

A-200



CRABTREE URBAN NETWORK, INC.
 1175 Woodbury Street
 Suite 101
 Chicago, IL 60640
 Phone: 414.529.7940
 Fax: 414.529.7941
 www.crabtreeurban.com

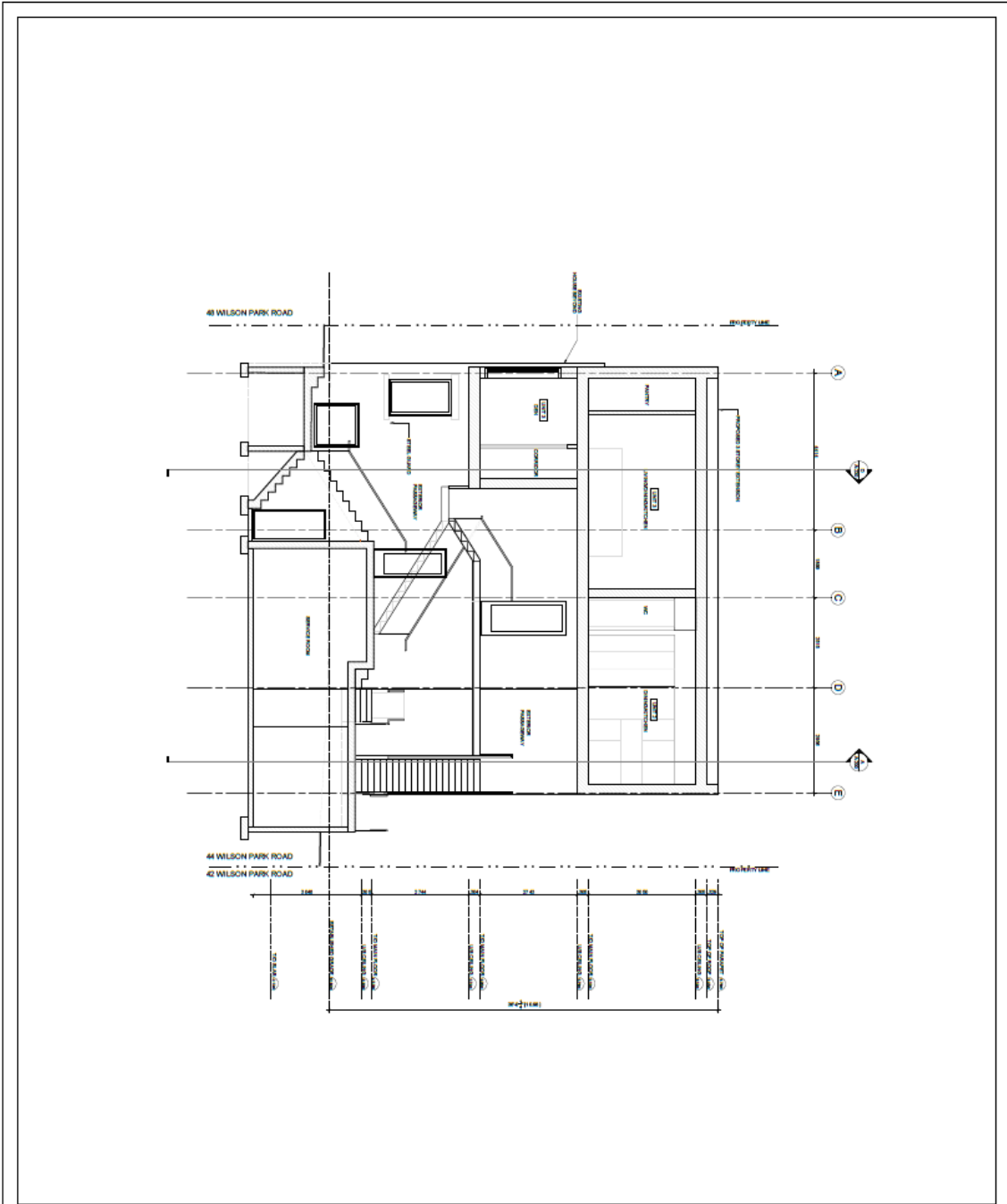


PROJECT NO. 210-1112
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 CHICAGO, ILLINOIS
 DATE: 08/2014

OWNER APPLICATION
 Date: 08/2014
 Revised: 08/2014
 2014/08/20
 2014/08/20
 2014/08/20

REVISION	DATE	BY	DESCRIPTION

A-210



CHARLES LEONG ARCHITECTURE INC.
 1131 MIDLAND AVENUE
 SUITE 100, CHICAGO
 ILLINOIS 60606
 PHONE: 414.524.7540
 FAX: 414.524.7541
 WWW.CHARLESLEONGARCHITECTURE.COM



PROJECT NO. 2019-0112
 PROJECT ADDRESS
 41 WILSON PARK ROAD
 WILSON PARK, ILLINOIS 60090
 DATE: 08/20/2019

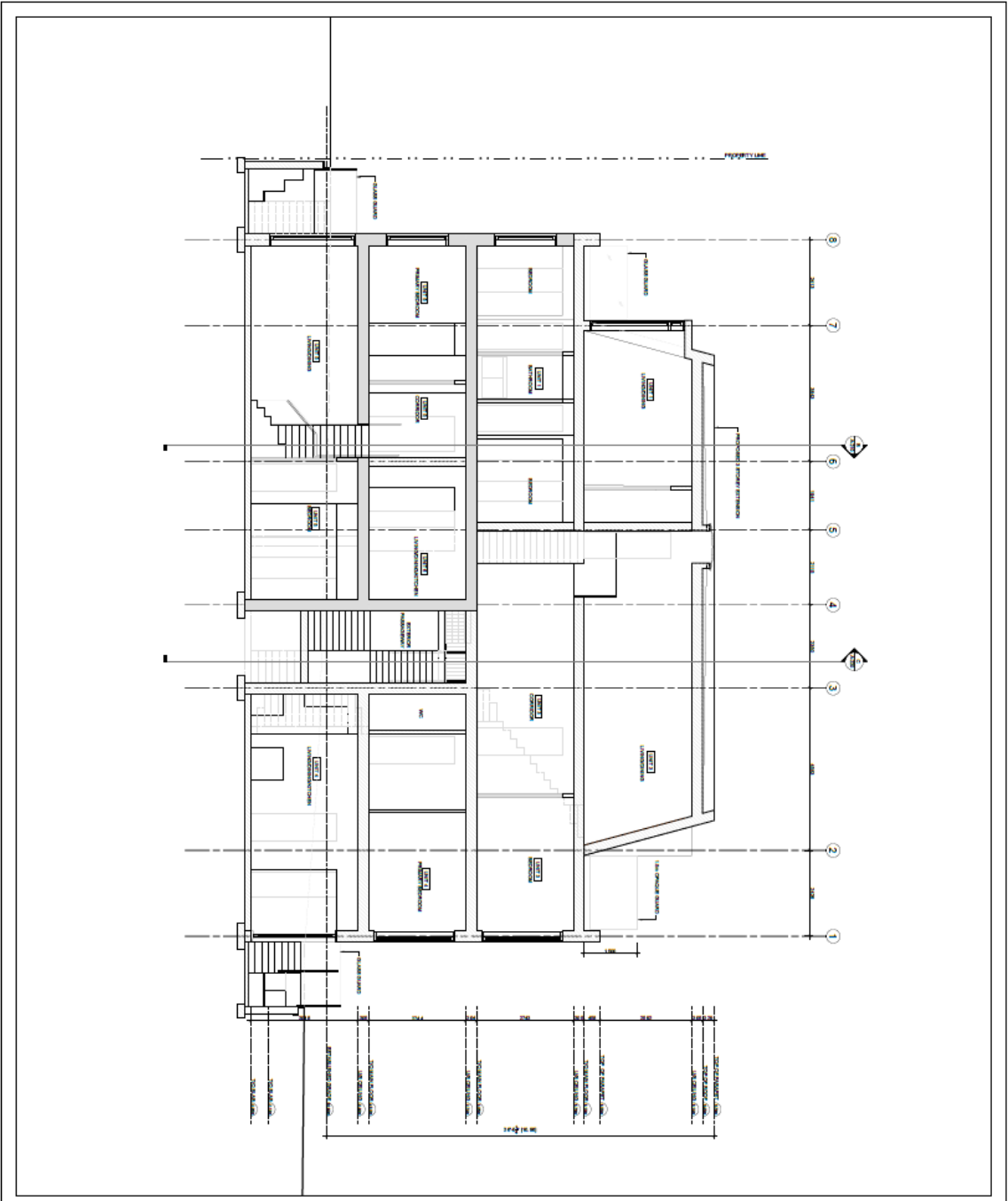
DATE: 08/20/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 220111 COM APPLICATION

LEGEND

EXISTING	---
PROPOSED	---
REVISIONS	---

DATE: 08/20/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]

A-220



CRANE & LUNA NETWORK INC.
 117500000 2800
 117500000 2800
 PHONE: +1 (505) 734-

THIS DOCUMENT CONTAINS THE PROPRIETARY INFORMATION OF CRANE & LUNA NETWORK INC. AND IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CRANE & LUNA NETWORK INC.

PROJECT NO. 235 - P112

117500000 2800
117500000 2800
117500000 2800

DATE: 01/12/2023

BY: J. LUNA

APP. BY: J. LUNA

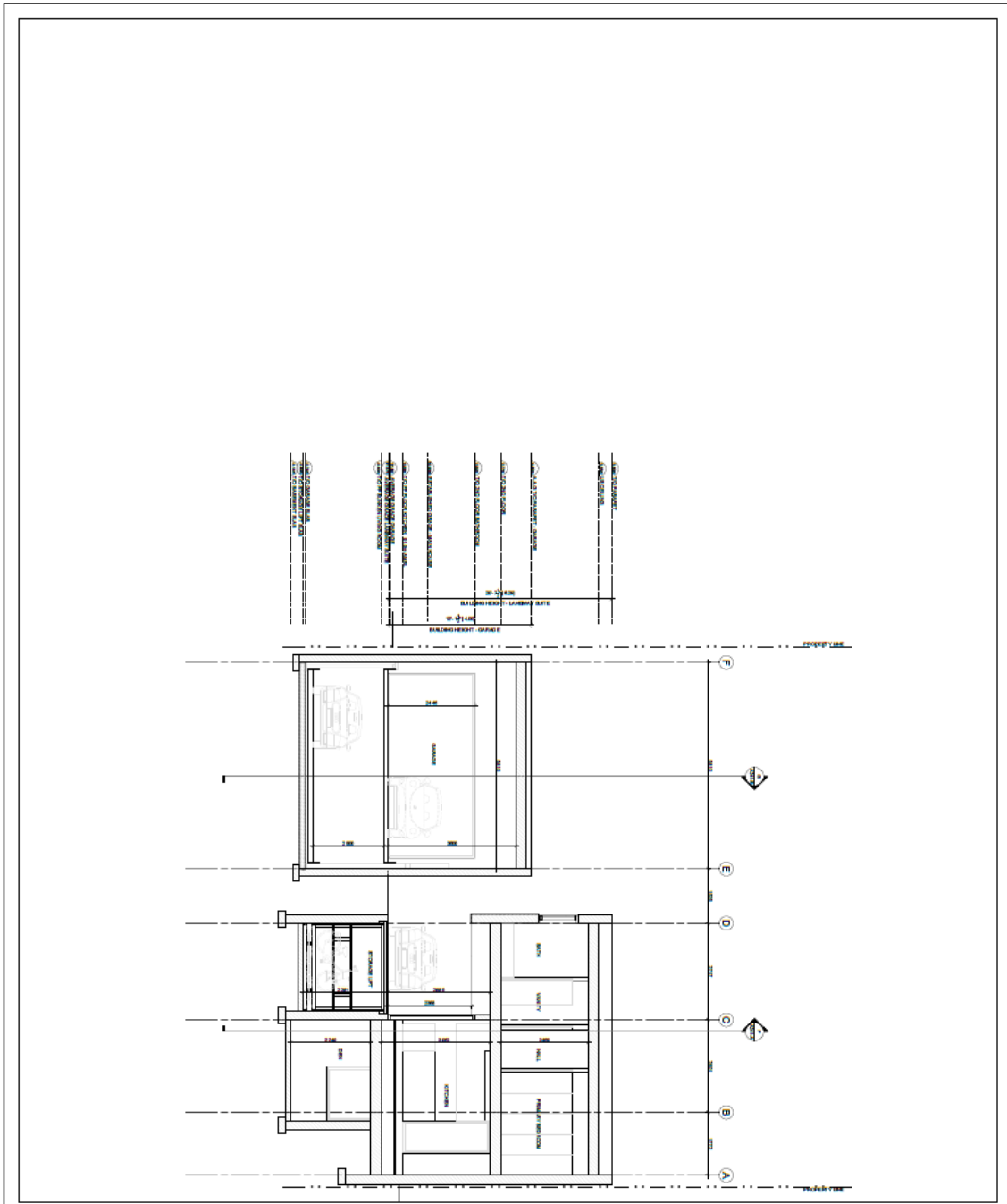
DATE: 01/12/2023

CRANE & LUNA NETWORK INC.

117500000 2800
117500000 2800
117500000 2800

PHONE: +1 (505) 734-

A-230



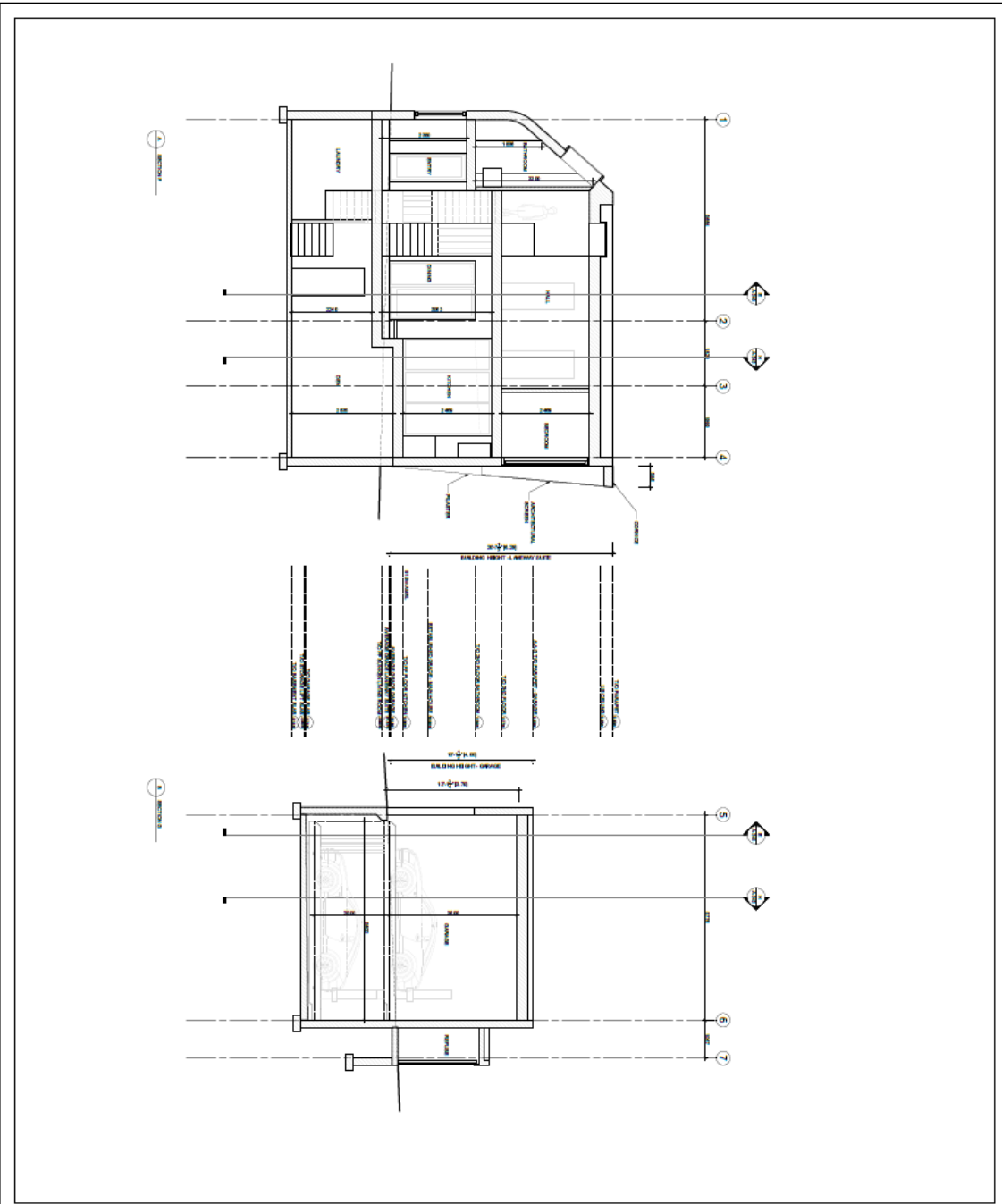
CHRYSLER LISSON NETWORK INC.
 1113 Manning Street
 Suite 110
 Dallas, TX 75204
 Phone: 416 602 2940
 Fax: 416 602 2941
 E-mail: info@chryslerliссon.com
 Website: www.chryslerliссon.com



PROJECT NO. 213-2113
 PROJECT ADDRESS
 1113 Manning Street
 Suite 110
 Dallas, TX 75204
 DATE: 08/12/2021
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 08/12/2021
 PROJECT: 213-2113
 DRAWING: 02-01-01
 SCALE: 1/8" = 1'-0"

LEGEND
 SERVER RACKS
 TRASH ROOM
 SERVER LINE

A-240



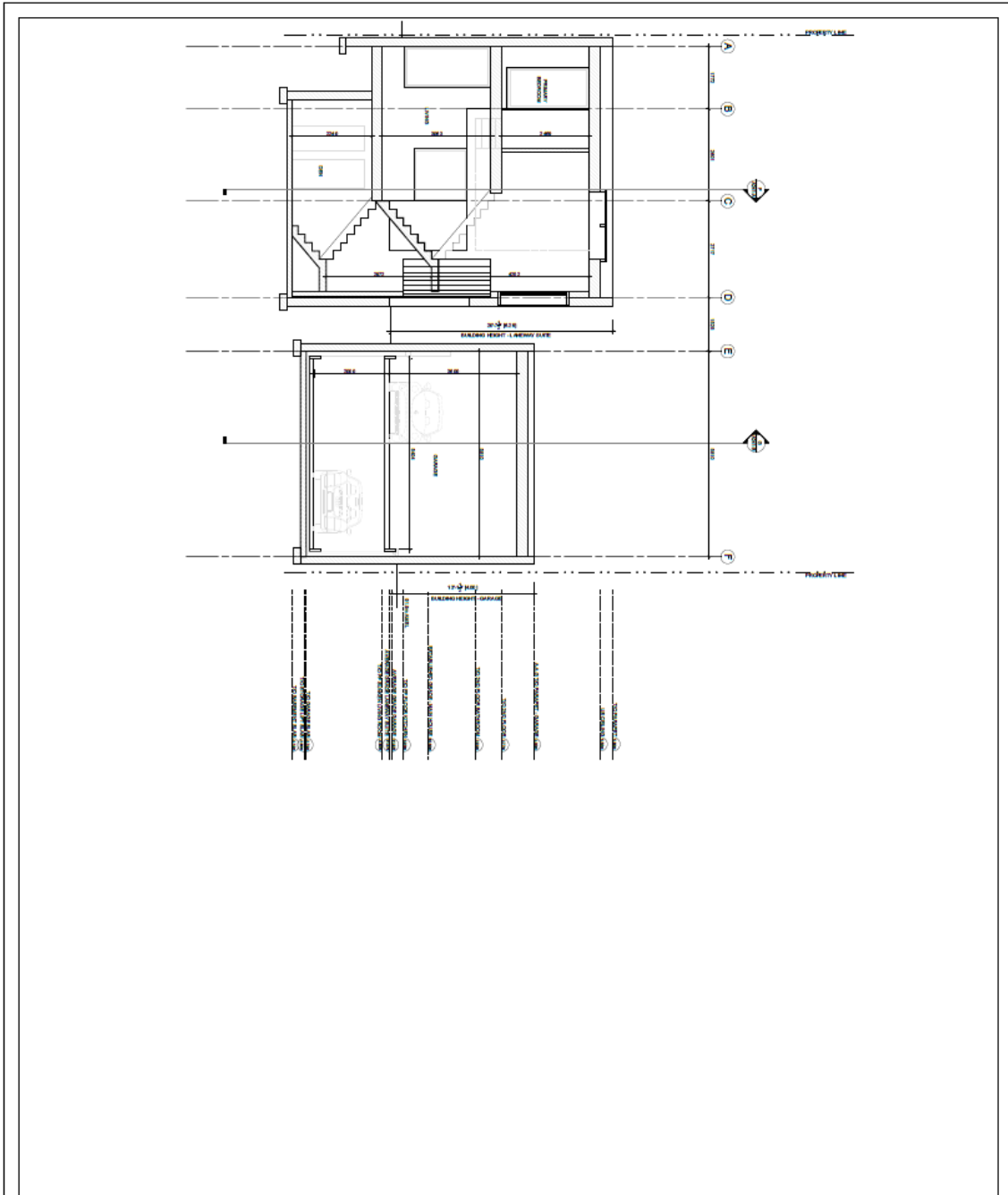
CREATIVE UNION NETWORK INC.
 113 Mountain Road
 Suite 110
 Princeton, NJ 08540
 Phone: (609) 796-0000
 Fax: (609) 796-0001
 www.creativeunion.com

PROJECT NO. 213-1112
 PROJECT ADDRESS
 41 MARKET STREET
 PHILADELPHIA, PA 19106
 DATE: 08/2013

CONTRACTOR
 TRADES
 ELECTRICAL
 MECHANICAL
 PLUMBING
 ROOFING
 CONSTRUCTION

DATE: 08/2013
 DRAWING NO. A-241
 SHEET NO. 20
 TOTAL SHEETS: 20

A-241



CHRYSLER LISSON NETWORK INC.
 1111 Broadway Street
 4th Floor
 New York, NY 10018
 Phone: +1 212 512 2940
 Fax: +1 212 512 2941
 Email: info@chryslerliссon.com
 Website: www.chryslerliссon.com



PROJECT NO. 219-2113
 PROJECT ADDRESS
 1111 Broadway Street
 New York, NY 10018

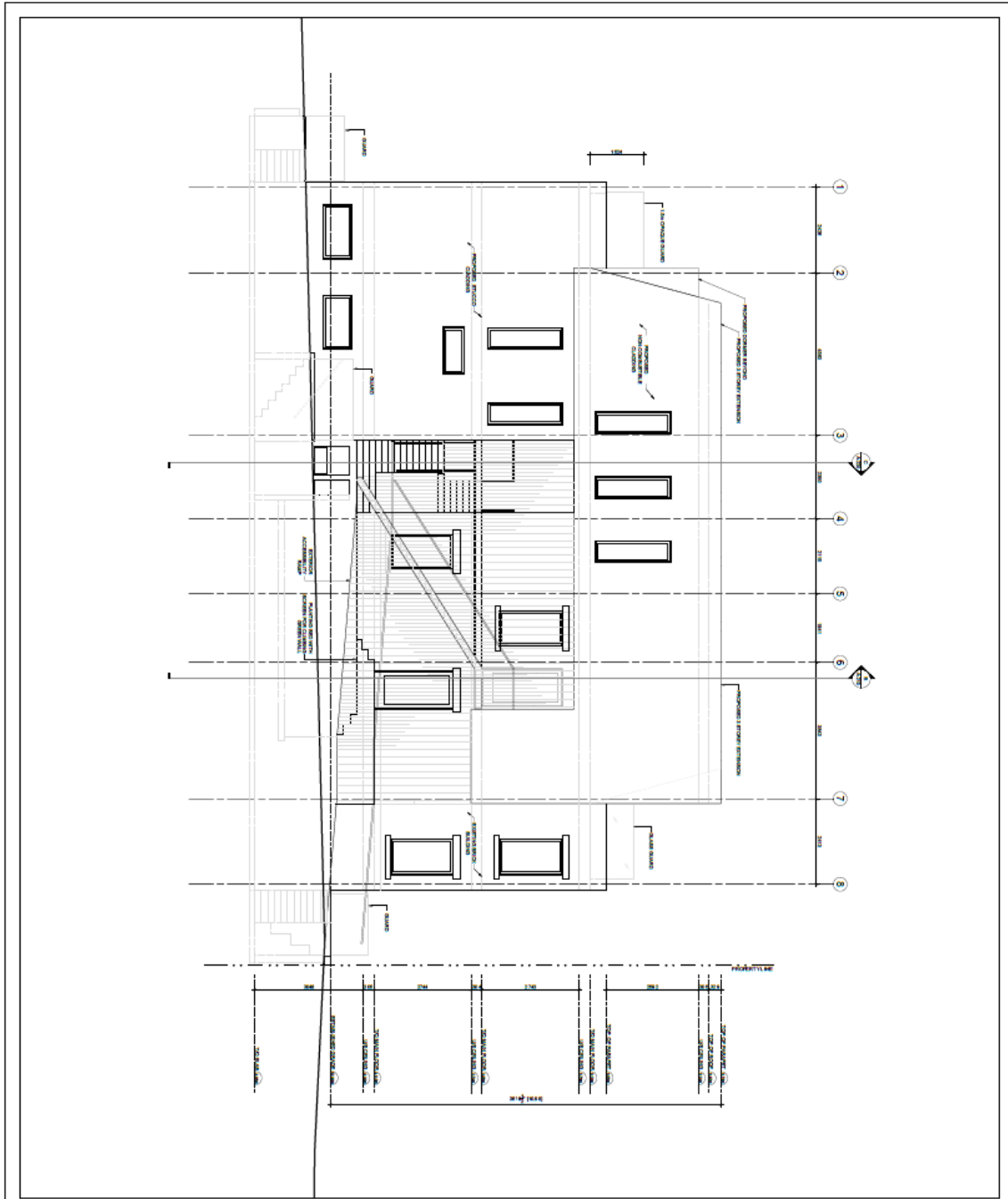
CALL APPLICATION
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 219204 CALL APPLICATION
 219211 CALL APPLICATION

DATE	BY	REVISION
11/11/13	11/11/13	11/11/13

LEGEND
 OPENING PROJECTION
 OPENING
 OPENING

ADDITIONAL INFORMATION
 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

A-242
 LAYOUT WITH EXHIBIT



CREATIVE DESIGN SOLUTIONS INC.
 1177 UNIVERSITY DRIVE
 SUITE 100
 WILSON, BC V9A 5K9
 TEL: 250-531-1111
 FAX: 250-531-1112
 WWW.CDSOLUTIONS.COM

PROJECT NO. 2019-0112
 PROJECT ADDRESS
 4100 UNIVERSITY DRIVE
 WILSON, BC V9A 5K9

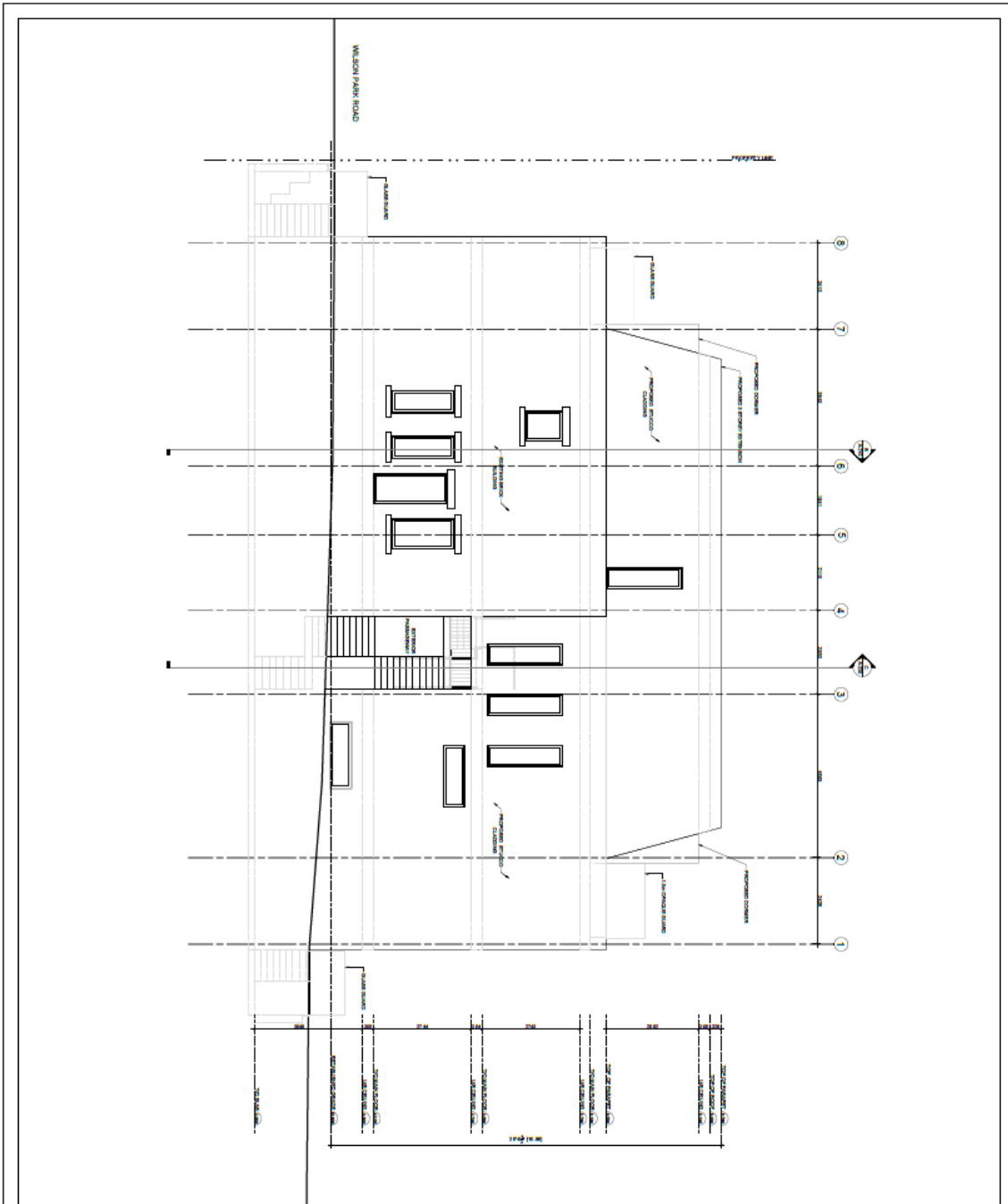
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DESIGNER: CREATIVE DESIGN SOLUTIONS
DATE: 10/15/2019

SCALE: 1/4" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/15/2019	ISSUED FOR PERMIT

A-300



CREDIT UNION NETWORK INC.
 1175 Highway 20 East
 4th Floor
 Edmonton, Alberta T6E 6K1
 Phone: 416 520 7340
 Fax: 416 520 7341
 Website: www.creditunionnetwork.com



PROJECT NO. 210-2112
 PROJECT ADDRESS
 1175 Highway 20 East
 4th Floor
 Edmonton, Alberta T6E 6K1
 DATE: 2021-01-12

CAD APPLICATION
 Title: 210-2112
 210-2112 CAD APPLICATION
 210-2112 CAD APPLICATION

REVISIONS

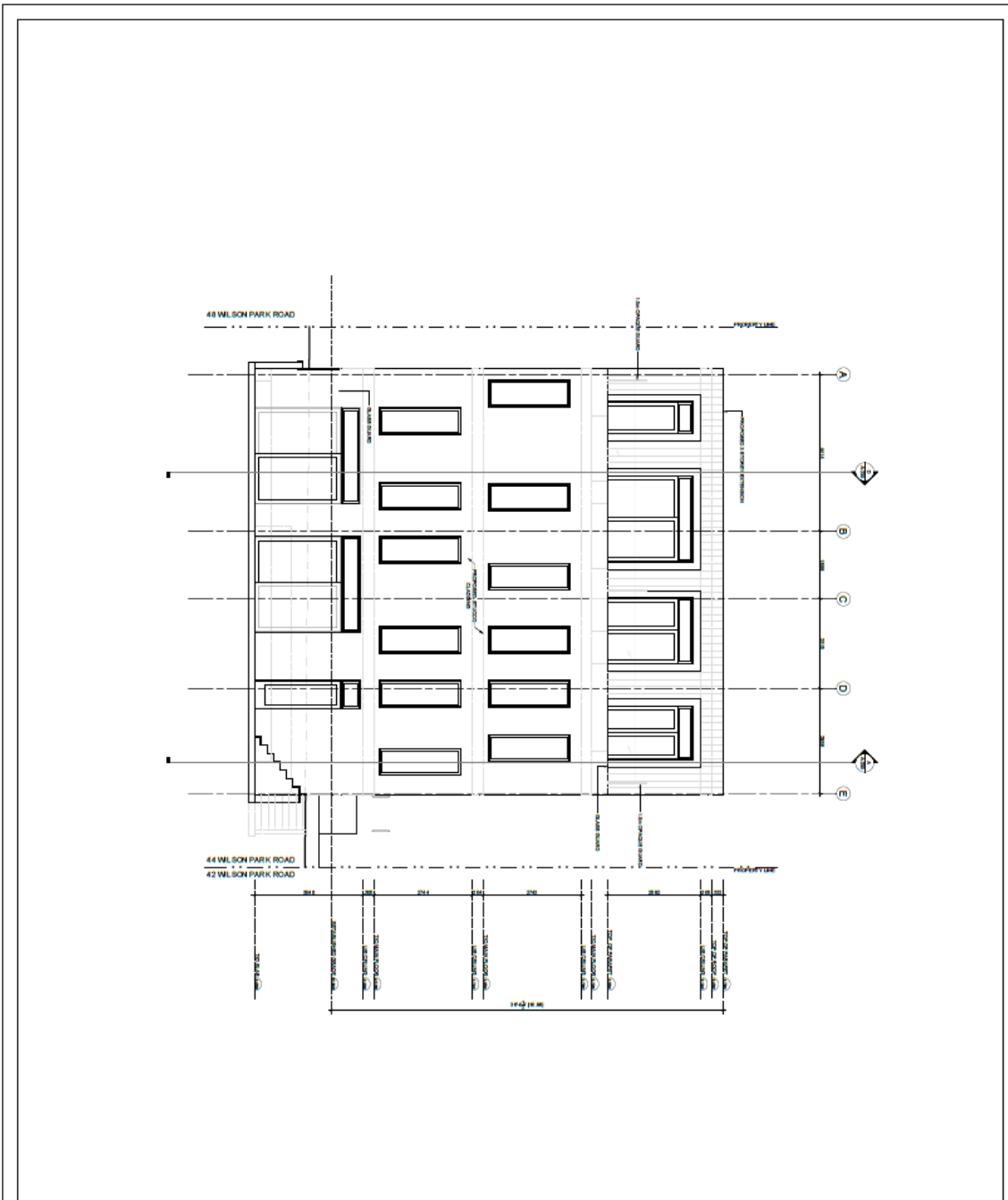
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1	2021-01-12	ISSUED FOR PERMIT

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	EXISTING STRUCTURE
[Symbol]	PROPOSED

SCALE: 1/8" = 1'-0"

A-320



CHESTNUT UNION WORKSHOP, INC.
 113 Westwood Street
 Millville, Oregon
 Phone: 419.839.7940
THIS DOCUMENT IS UNLESS OTHERWISE SPECIFIED TO BE THE PROPERTY OF CHESTNUT UNION WORKSHOP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CHESTNUT UNION WORKSHOP, INC.

PROJECT NO. 21A-PT12
 PROJECT ADDRESS
 44 WILSON PARK ROAD
 MILLVILLE, OR 97128
 DATE: 08/20/2021

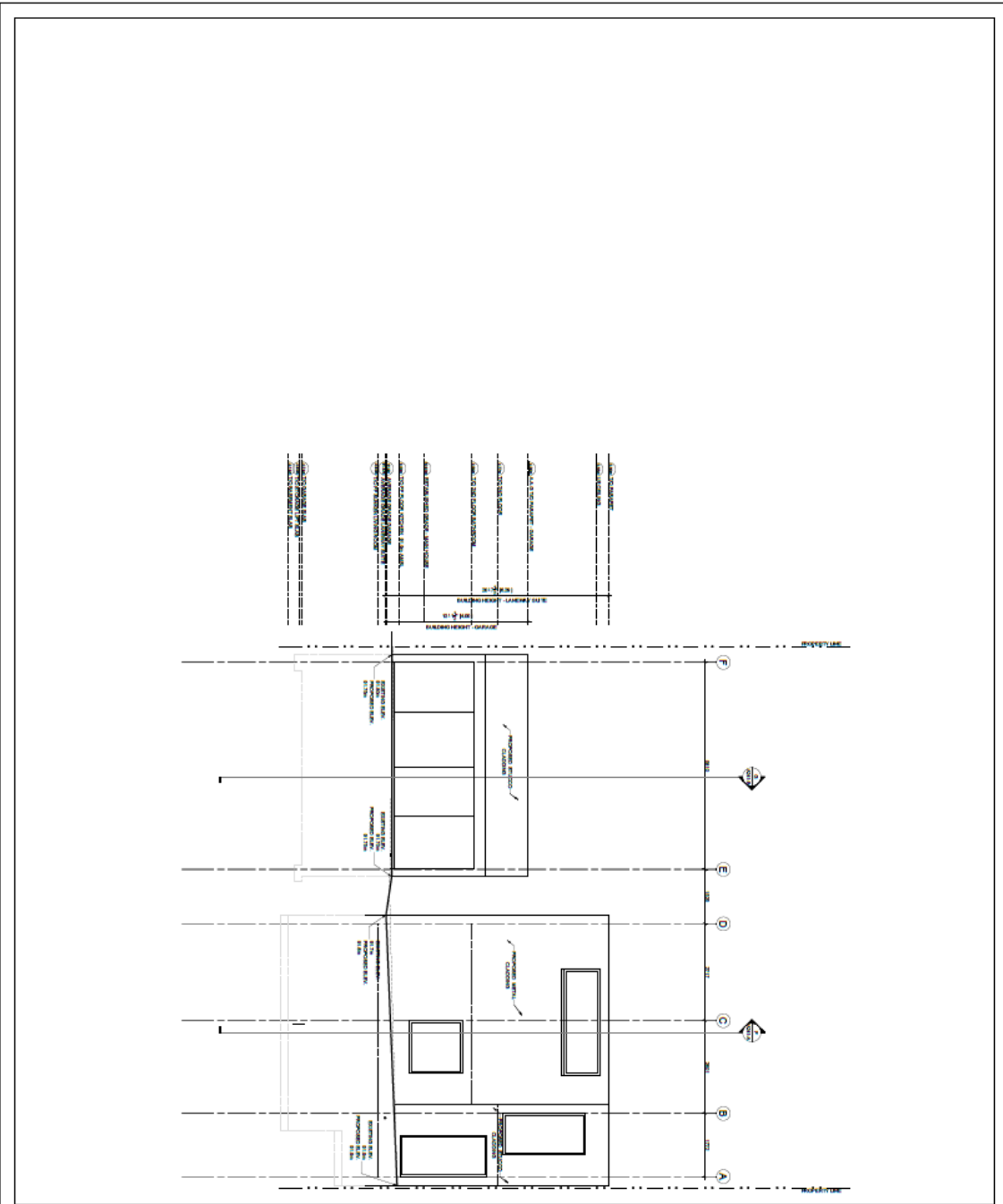
CDA APPLICATION
 DATE: 08/20/2021
 22 APPLICATION
 220871 CDA APPLICATION

DATE	BY	REVISION
08/20/2021	JL	ISSUE FOR PERMIT

LEGEND:
 ROOMS FUNCTION: [Symbol] ROOMS FUNCTION
 DIMENSIONS: [Symbol] DIMENSIONS
 FINISHES: [Symbol] FINISHES

A-330

SHEET NUMBER
 1 OF 1



CREATIVE UNION NETWORK, INC.
 1175 Broadway Street
 Suite 1100
 New York, NY 10019
 Phone: 415 529 7940
 Fax: 415 529 7941
 WWW: www.creativeunionnetwork.com



PROJECT NO. 213-1112
 PROJECT ADDRESS
 41 MARKET STREET
 NEW YORK, NY 10013
 DATE: 08/20/12

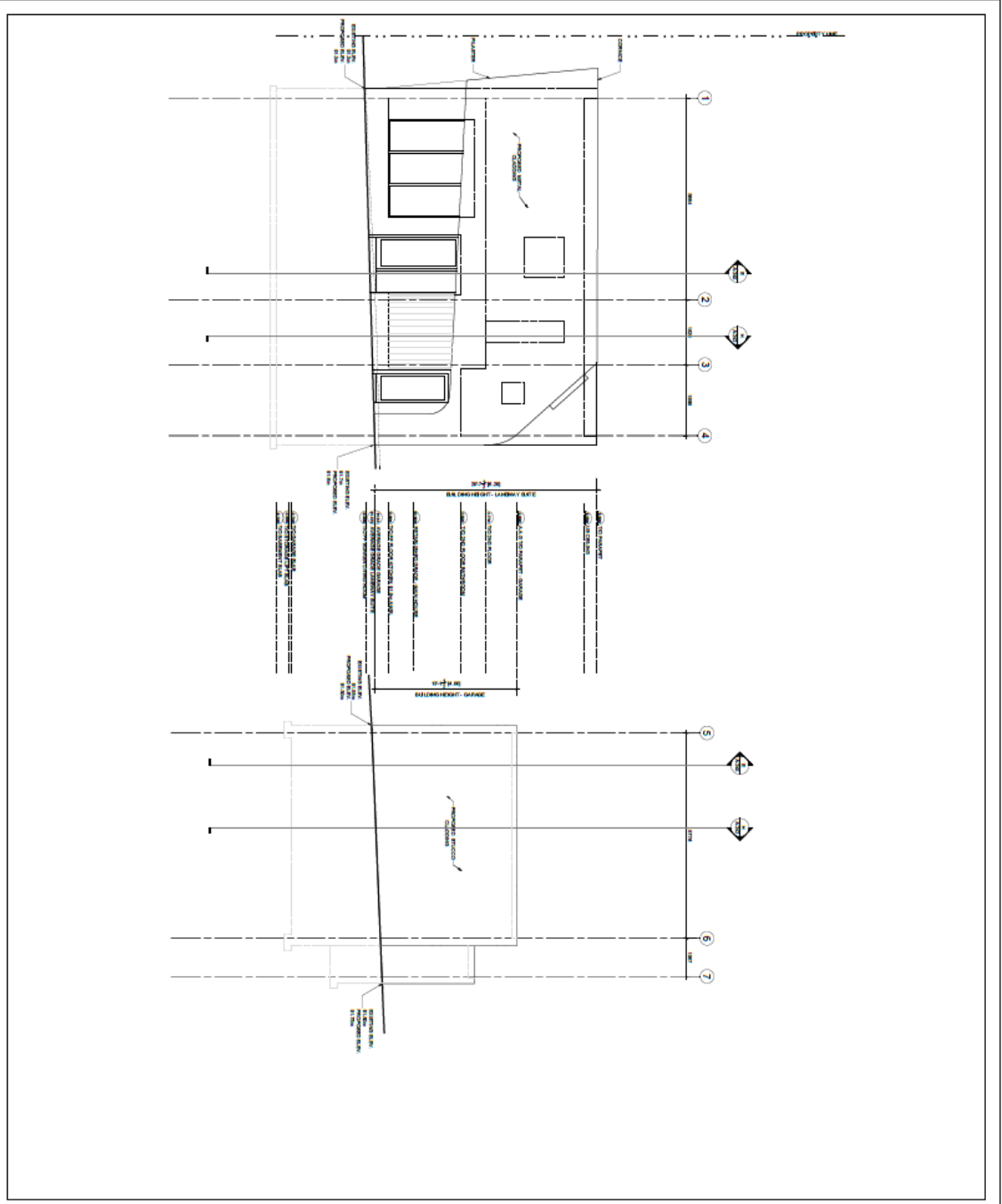
DATE: 08/20/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

LEGEND

EXISTING FLOOR PLAN	[Symbol]
PROPOSED FLOOR PLAN	[Symbol]
PROPOSED REVISION	[Symbol]
PROPOSED REVISION	[Symbol]

DATE: 08/20/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

A-340



CHAMBERLAIN NETWORK INC.
 1175 BRIDGE STREET
 WILLOWDALE, ONTARIO
 PHONE: 416-299-7940

PROJECT NO. 209 - P112
 40 HAMILTON AVENUE
 MISSISSAUGA, ONTARIO
 L4W 1G6

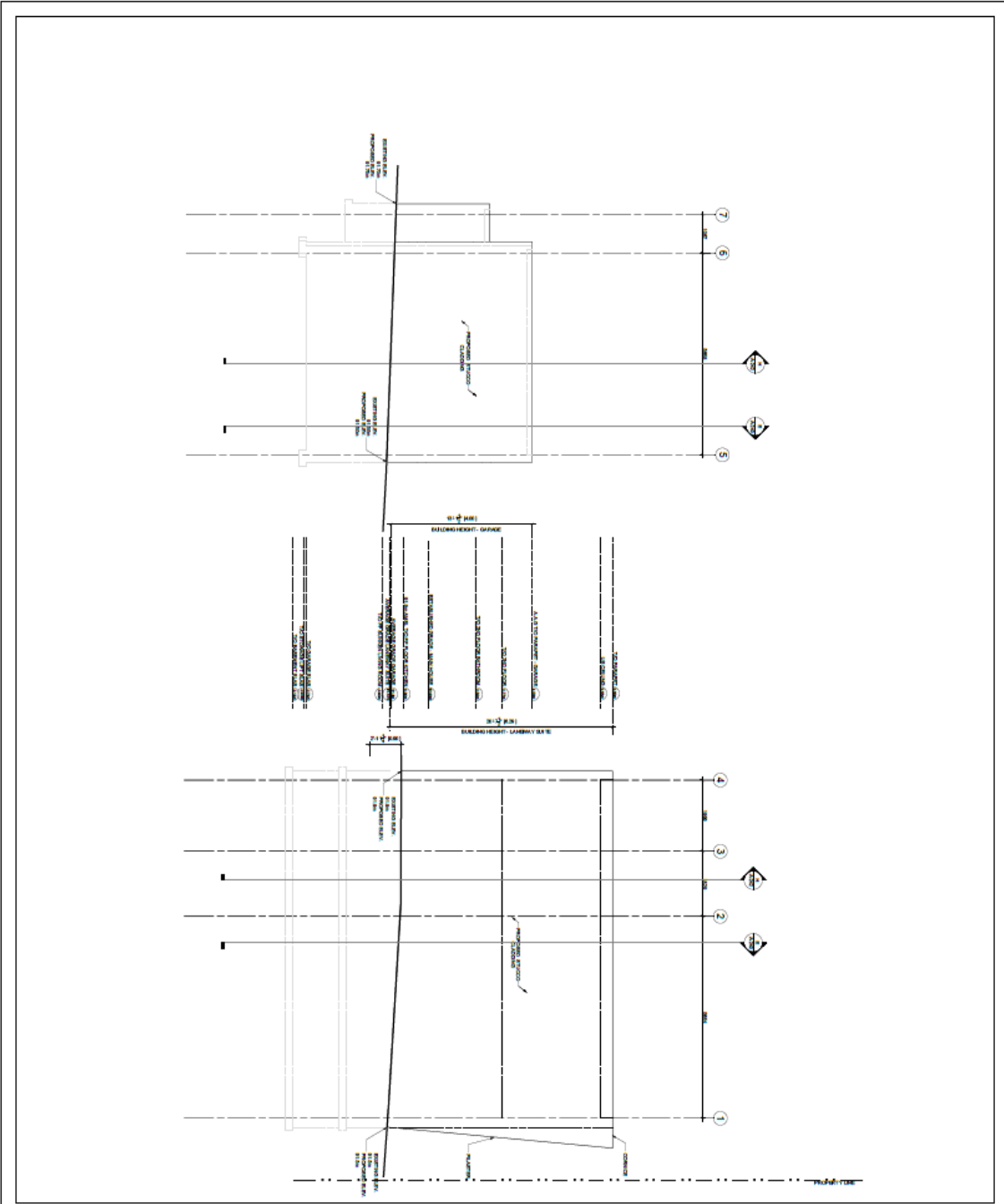
CONTRACTOR
 CHAMBERLAIN NETWORK INC.

DATE: 2020/01/12
 DRAWING NO.: 209P112

A-341

APPROVED FOR CONSTRUCTION

DATE: 2020/01/12



CHRYSLER LIQUID NETWORK INC.
 1113 Manning Street
 Suite 100
 Phone: 416 603 2540
 Fax: 416 603 2541
 Website: www.chryslerliquidnetwork.com

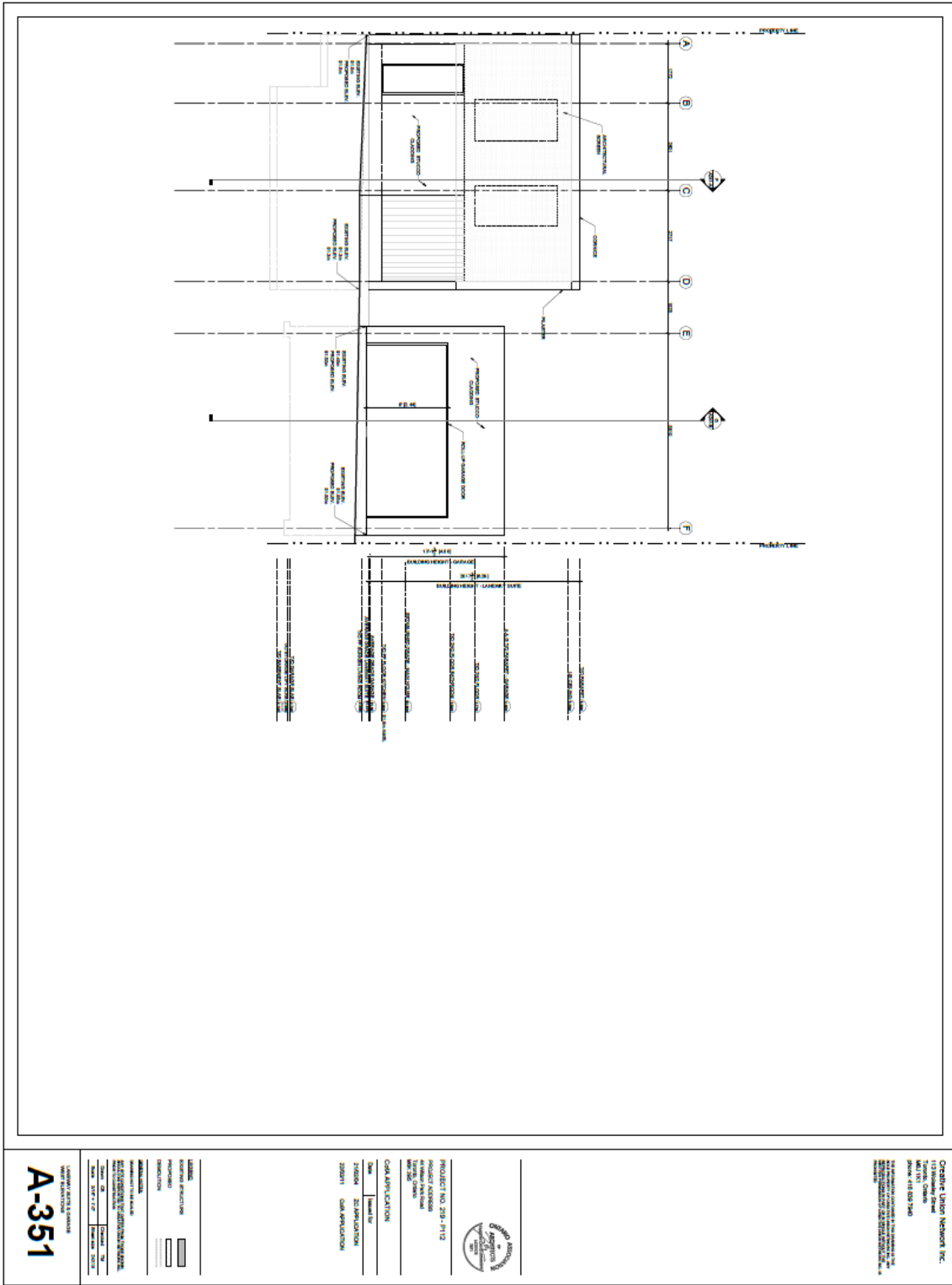
PROJECT NO. 210-1112
 PROJECT ADDRESS
 1113 MANNING STREET
 SUITE 100
 TORONTO, ONT. M6G 1S5

DATE: 08/11/11

SCALE: 1/8" = 1'-0"

LABORATORY
 RECEPTION
 STORAGE

A-350



SIGNATURE PAGE

File Number: A0237/21TEY
Property Address: 44 WILSON PARK RD
Legal Description: PLAN 956 PT LOT D
Agent: TIMOTHY MITANIDIS
Owner(s): 44 WILSON PARK INC
Zoning: R (d1.0)(x313) (ZZC)
Ward: Parkdale-High Park (04)
Community: Toronto
Heritage: Not Applicable



NANCY OOMEN (CHAIR)



JOANNE HAYES



CARL KNIPFEL



LARRY CLAY

DATE DECISION MAILED ON: **Tuesday, August 2, 2022**

LAST DATE OF APPEAL: **Tuesday, August 16, 2022**

CERTIFIED TRUE COPY



Sabrina Salatino
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.tey@toronto.ca and Sabrina.Salatino@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 Ontario Land Tribunal (OLT) 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.

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.

ONTARIO LAND TRIBUNAL (OLT) INSTRUCTIONS

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

- A completed OLT 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 Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/appeals-process/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 **Ontario Land Tribunal (OLT)** should be submitted in accordance with the instructions above.