

Mailed on/before: Sunday, April 10, 2016

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

MEETING DATE AND TIME: Wednesday, April 20, 2016 at 2:30 p.m.

LOCATION: Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

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| File Number: | A0082/16TEY | Zoning | Site Specific By-law 690-2014 & RA (Waiver) |
| Owner(s): | INCORPORATED DUFFLET PASTRIES | Ward: | Trinity-Spadina (19) |
| Agent: | GREG KATZ | Heritage: | Not Applicable |
| Property Address: | 41 DOVERCOURT RD | Community: | Toronto |
| Legal Description: | RP 66R16652 PARTS 1 5 12 14 RP 64R13923 PARTS 3 6 7 & 13 | | |

PURPOSE OF THE APPLICATION:

To modify the redevelopment plan for a 10-storey mixed use building approved under Site Specific By-law 690-2014 by increasing the maximum permitted height on Map 2 of the By-law to accommodate a seven-storey infill section on the north side of the building to create a party wall condition with the proposed development at 45 Dovercourt Rd.

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

- Section 3.(a), By-law 690-2014**
The maximum permitted residential gross floor area is 6,975 m².
In this case, the mixed use building will have a residential gross floor area of 7,735.2 m².
- Section 6(a)(i), By-law 690-2014**
The By-law restricts building height to 8.0 m for any portion of the building within 5.5 m of the north lot line as shown on Map 2 of By-law 690-2014
In this case, the portion of the mixed-use building located within 5.5 m of the north lot line will be have a height of 23.8 m², as indicated on the attached Revised Map 2.
- Section 7.(a), By-law 690-2014**
A minimum of 1.5 m² of indoor residential amenity space per dwelling unit is required to be provided on the lot, for a total of 112.5 m².
In this case, a total of 110.0 m² of indoor residential amenity space will be provided on the lot.
- Section 5.(v), By-law 690-2014**
A minimum of 23 parking spaces provided on a shared basis for visitors, retail store and office uses are required to be provided on the lot.
In this case, 21 parking spaces provided on a shared basis will be located on the lot.

5. Section 4(6)(b), By-law 438-86

A minimum of one Type-B loading space is required to be provided on the lot.
In this case, there will be no Type-B loading space provided on the lot.

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 4:00 PM, THURSDAY, APRIL 14, 2016.

THE COMMITTEE OF ADJUSTMENT & MINOR VARIANCES

The role of the Committee of Adjustment is to provide flexibility in dealing with minor adjustments to zoning by-law requirements. To approve such variances, the Committee must be satisfied that:

- the variance requested is minor;
- the proposal is desirable for the appropriate development or use of the land and/or building;
- the general intent and purpose of the City's Zoning Code and/or By-law are maintained; and
- the general intent and purpose of the Official Plan are maintained.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

MAKING YOUR VIEWS KNOWN

The notice has been mailed to you, as required by the *Planning Act*, to ensure that, as an interested person, you may make your views known by:

- **Attending the Public Hearing.** Attendant Care Services can be made available with some advance notice.
- **Sending a letter by Mail, E-mail, or Fax.** Information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the Committee to make its decision on this matter. This information will become part of the public record.

If you do not attend the public hearing, or express your views in writing, the Committee may make a decision in your absence, and may recommend changes to the proposal

TO VIEW THE MATERIALS IN THE APPLICATION FILE

Attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. The standard fee will apply to any materials photocopied.

RECEIVING A COPY OF THE COMMITTEE'S DECISION

- The Committee will announce its decision on the application at the Public Hearing.
- To receive a copy of the Decision, fill out the Decision Request Form at our office or at the Public Hearing or write a letter requesting a copy of the Decision and send it to our office.
- If you wish to appeal a Decision of the Committee to the Ontario Municipal Board, you must file your written request for a decision with the Deputy Secretary-Treasurer.

CONTACT

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