

File Copy

Mailed on/before: Sunday, July 30, 2017

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**MEETING DATE AND TIME:** Wednesday, August 9, 2017 at 4:30 p.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0398/17TEY	Zoning	IC D3 N1.5 (ZZC
Owner(s):	LIBERTY MARKET BUILDING INC	Ward:	Trinity-Spadina (19)
Agent:	LIBERTY MARKET BUILDING INC	Heritage:	Not Applicable
Property Address:	171 EAST LIBERTY ST	Community:	Toronto
Legal Description:	PT ORDNANCE RESERVE PT BLK 11 RP 66R19577 PART 3		

PURPOSE OF THE APPLICATION:

To correct technical errors in the Site Specific By-law in order to properly recognize the previously reviewed/approved plans - established through of rezoning (File No.12 246860 STE 19 OZ) and Site Plan Applications (File No. 14 266871 STE 19 SA). The current Site Plan application proposes to re-develop a portion of the site, known as the Liberty Market Building, with a 28 storey mixed-use building containing residential units, office and retail space. There will be three-levels of underground parking; including, bicycle parking spaces. The requested changes being sought through this minor variance application are internal to the building and will not affect the exterior configuration of the proposed 28-storey mixed-use building.

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

- Section 1.(c), By-law 1050-2008 (as amended by Section 1.(f), By-law 1045-2015)**
The maximum permitted combined non-residential gross floor area and residential gross floor area on the lot is 57,800.0 m².
The combined density will be 58,121.82 m².
- Section 1.(h), By-law 1150-2008 (as amended by Section 1.(j), By-law 1045-2015)**
The height of any building or structure within Area A and having 17 storeys or more shall have a minimum of one storey having a total floor plate which does not exceed a maximum of 680.0 m². All of the storeys will have a floor plate exceeding 680.0 m².
- Section 1.(h), By-law 1150-2008 (as amended by Section 1.(j), By-law 1045-2015)**

The height of any building or structure within Area A and having 17 storeys or more shall have a minimum of seven storeys having a total floor plate which does not exceed a maximum of 770.0 m².

Only the 28th floor will have a maximum floor plate which does not exceed 770.0 m².

4. Section 1.(h), By-law 1150-2008 (as amended by Section 1.(j), By-law 1045-2015)

The height of any building or structure within Area A, above and inclusive of the ninth storey shall have a maximum of 12 storeys with a total floor plate which does not exceed a maximum of 789.0 m².

Only the 28th floor has a floor plate which does not exceed 789.0 m².

5. Section 1.(c), By-law 1050-2008 (as amended by Section 1.(f), By-law 1045-2015)

The maximum residential gross floor area shall not exceed 18,050.0 m² and shall only be permitted in Area A, within which a maximum of 283 dwelling units are permitted.

In this case, 18,464.9 m² of residential gross floor area is proposed.

6. Section 1.(h), By-law 1150-2008 (as amended by Section 1.(j), By-law 045-2015)

The height of any building or structure within Area A shall not exceed a maximum height of 28 storeys.

A portion of the building within Area A will have a height of 29 storeys inclusive of the mechanical penthouse.

*Please e-mail fax or mail your written comments to the contact named at the bottom of this notice **NO LATER THAN 4:00 P.M., THURSDAY, August 3rd, 2017.***

All submissions will become part of the public record.

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

Application plans and other related materials are available to be viewed **online** by visiting the Application Information Centre at www.toronto.ca/aic

If you are not able to view plans online, copies of application submissions can be obtained, **in person**, by attending the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. Service fees may apply.

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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