

Mailed on/before: Sunday, July 16, 2017

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

MEETING DATE AND TIME: Wednesday, July 26, 2017 at 3:30 p.m.

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

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| File Number: | A0324/17TEY | Zoning | CR3.0(c3.0; r3.0)SS2(x2512) & CR T3.0 C3.0 R3.0 (BLD) |
| Owner(s): | COLLEGE STREET (555-563) INC | Ward: | Trinity-Spadina (19) |
| Agent: | DAVE HANNAM | Heritage: | Not Applicable |
| Property Address: | 547-555 COLLEGE ST | Community: | Toronto |
| Legal Description: | PLAN 74 PT LOT 197 | | |

PURPOSE OF THE APPLICATION:

To modify the re-development plan of the 8-storey mixed-use building, approved under Site-Specific By-laws 693-2014 and 694-2014 by: reducing the first floor height and increasing the total height of the building to accommodate an elevator overrun.

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

- 1. Section 3.(B)(ii), Site-Specific By-law 694-2014**
The maximum permitted height is 29.9 m.
The altered building will have a height of 30.8 m measured to the top of the elevator overrun.
- 2. Chapter 40.10.40.10.(5), By-law 569-2013**
The minimum required height of the first storey, measured between the floor of the first storey and the ceiling of the first storey is 4.5 m.
In this case, the height of the first storey will be 3.65 m.
- 3. Chapter 40.10.40.70.(2)(G), By-law 569-2013**
The building must not penetrate a 45 degree angular plane measured at a height equal to 80 percent of the width of the street right-of-way (College St.) on which the lot fronts (24.0 m).
In this case, the elevator overrun will penetrate the angular plane by approximately 0.4 m.

4. Section 2.(c), Site-Specific By-law 693-2014

The maximum permitted height is 29.9 m.

The altered building will have a height of 30.8 m measured to the top of the elevator overrun.

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS with your name and address clearly indicated TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 4:00 P.M, THURSDAY, JULY 20, 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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