

**Mailed on/before:** Sunday, September 17, 2017

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

**MEETING DATE AND TIME:** Wednesday, September 27, 2017 at 1:30 p.m.

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

|                    |   |            |   |
|--------------------|---|------------|---|
| File Number:       | A0566/17TEY   | Zoning     | IC D2 N1 & PL150654 (By-law number not assigned) (WAIVER) |
| Owner(s):          | RIOCAN HOLDINGS INC<br>RIOCAN HOLDINGS INC  | Ward:      | Trinity-Spadina (19)                                      |
| Agent:             | BOUSFIELDS INC  | Heritage:  | Not Applicable  |
| Property Address:  | <b>740 DUPONT ST</b>  | Community: | Toronto   |
| Legal Description: | PLAN 767 PT YORKVILLE LOOP LINE PLAN 991 BLK A PT RESERVE L LOTS 159 TO 172 PT LOT 158 RP 64R16603 PARTS 1 TO 3 |            |   |

**PURPOSE OF THE APPLICATION:**

To alter the redevelopment plan approved in OMB decision PL150654 (By-law number not assigned) by increasing the height, gross floor area, and number of units and reducing the setback to the rail corridor.

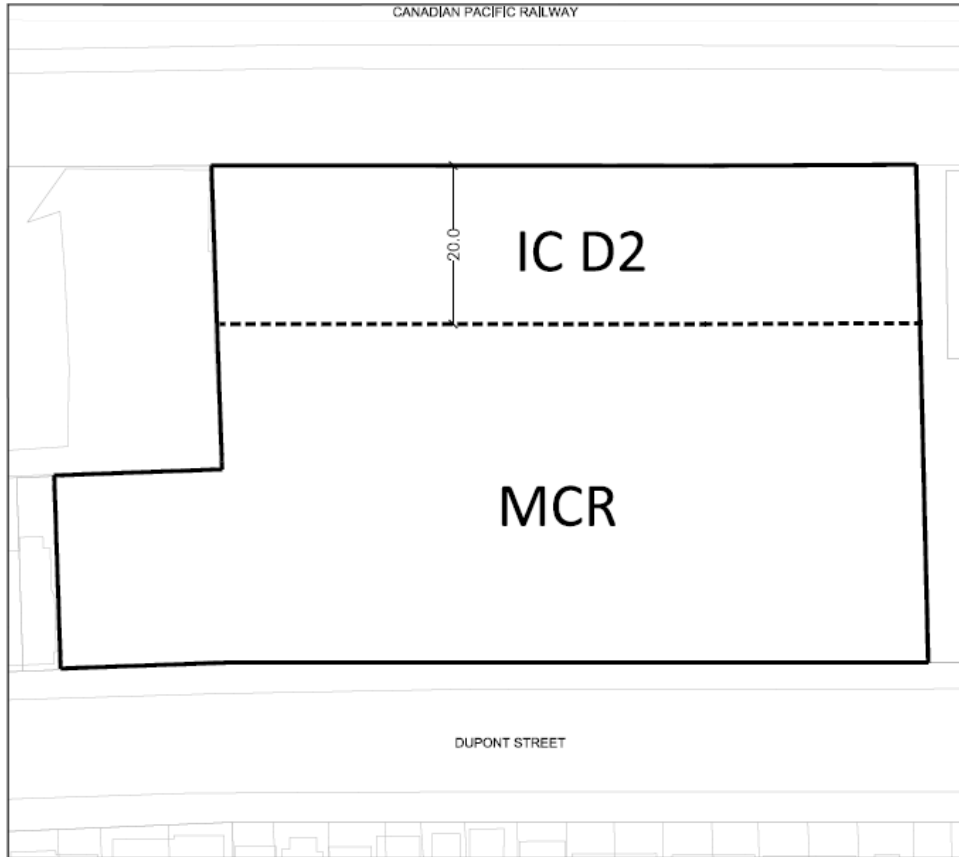
**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

- Section 6, OMB Decision PL150654 (By-law number not assigned)**  
The boundary between the MCR and IC D2 zones is set back 30.0 m from the north lot line as specified on Map 2.  
The boundary between the MCR and IC D2 zones will be set back 20.0 m from the north lot line as specified on the Revised Map 2.
- Section 7(i), OMB Decision PL150654 (By-law number not assigned)**  
Residential balconies and terraces shall be permitted within the IC zone lands delineated on Map 2.  
Residential balconies and terraces will not be permitted within the IC zone lands delineated on the Revised Map 2.
- Section 7(g), OMB Decision PL150654 (By-law number not assigned)**  
The maximum permitted building height as specified on Map 3 is 8 storeys and 35.5 m.  
The maximum building height will be 9 storeys and 37.8 m as specified on the Revised Map 3.

- 4. Section 7(g)(iii), OMB Decision PL150654 (By-law number not assigned)**  
Mechanical penthouse uses shall be the only use permitted within the height areas identified specifically on Map 3 as MPH H21.0 and MPH H35.5.  
Mechanical penthouse uses will be located within the height areas identified specifically on the Revised Map 3 as MPH 12.5 and MPH 37.8.
- 5. Section 7(a), OMB Decision PL150654 (By-law number not assigned)**  
The total combined residential gross floor area and non-residential gross floor area on the lot shall not exceed 18,750 m<sup>2</sup>.  
The total combined residential gross floor area and non-residential gross floor area on the lot will be 20,500 m<sup>2</sup>.
- 6. Section 7(b), OMB Decision PL150654 (By-law number not assigned)**  
The total residential gross floor area of buildings and structures shall not exceed 9,850 m<sup>2</sup>.  
The total residential gross floor area of buildings and structures will be 16,900 m<sup>2</sup>.
- 7. Section 7(e), OMB Decision PL150654 (By-law number not assigned)**  
The maximum number of dwelling units shall be 127.  
The total number of dwelling units will be 210.
- 8. Section 7(m), OMB Decision PL150654 (By-law number not assigned)**  
Two loading spaces - Type "A", one loading space - Type "B", and one loading space - Type "G" shall be provided and maintained on the lot.  
If a Grocery Shop, Groceteria, or Supermarket is provided: one Type "A", one Type "B", and one Type "G" loading space will be provided and maintained on the lot.  
If a Grocery Shop, Groceteria, or Supermarket is not provided: one Type "B" and one Type "G" loading space will be provided and maintained on the lot.
- 9. Section 7(l)(vii) & (viii), OMB Decision PL150654 (By-law number not assigned)**  
Non-residential visitor parking spaces and residential visitor parking spaces may be shared. Notwithstanding, 50% of the required residential visitor parking spaces must be provided for the sole use by residential visitors, and not shared with the non-residential visitor parking spaces. Non-residential visitor parking spaces and residential visitor parking spaces may be shared, thereby reducing the residential visitor parking supply by 50%. A minimum of 50% of the total required visitor parking space requirement must be provided for the sole use of residential visitors by way of signage or other means, and not shared with the non-residential visitor parking spaces.
- 10. Section 7(k)(i), OMB Decision PL150654 (By-law number not assigned)**  
A minimum of 244 square metres of indoor residential amenity space shall be provided.  
A minimum of 420 square metres of indoor residential amenity space will be provided.
- 11. Section 7(k)(ii), OMB Decision PL150654 (By-law number not assigned)**  
A minimum of 244 square metres of outdoor residential amenity space shall be provided.  
A minimum of 420 square metres of outdoor residential amenity space will be provided.
- 12. Section 7(n), OMB Decision PL150654 (By-law number not assigned)**  
A minimum of 167 bicycle parking spaces shall be provided.  
A minimum of 232 bicycle parking spaces will be provided.

**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, SEPTEMBER 21, 2017.**

City of Toronto By-law No. \_\_\_\_ - 2017



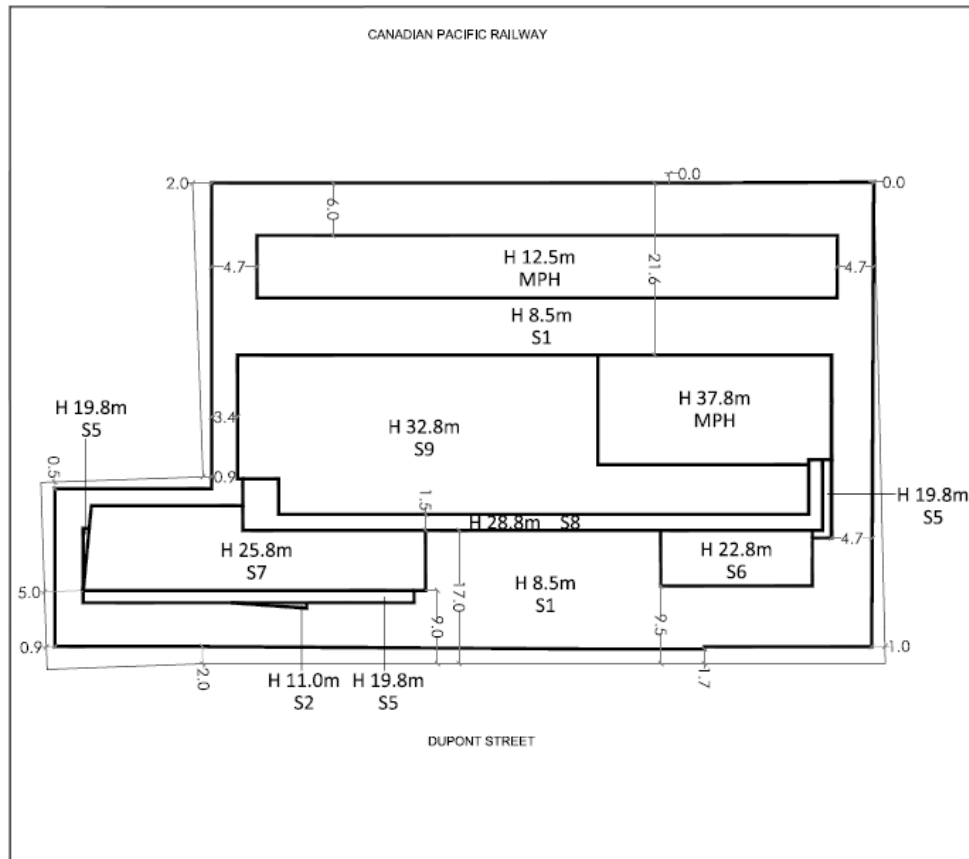
740 Dupont Street, Toronto

Map 2 - REVISED

File #14 193239 STE 19 OZ



Not to Scale



740 Dupont Street, Toronto

Map 3 - REVISED

File #14 193239 STE 19 OZ



Not to Scale

## 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](http://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

Jason Bragg, Application Technician

Tel. No.: 416-392-0097

Email: [jbragg2@toronto.ca](mailto:jbragg2@toronto.ca)