

Mailed on/before: Sunday, November 12, 2017

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

MEETING DATE AND TIME: Wednesday, November 22, 2017 at 3:30 p.m.

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

File Number:	A0304/17TEY	Zoning	CR 2.0 (c0.5; r2.0) SS2 (x2242), R(d1.0) x806 , CR T2.0 C0.5 R2.0 & R4 Z1.0 (Waiver)
Owner(s):	SAVOY HOSPITALITY INC	Ward:	Trinity-Spadina (19)
Agent:	KATE COOPER	Heritage:	Not Applicable
Property Address:	216 - 218 BATHURST ST & 5 ROBINSON ST	Community:	Toronto
Legal Description:	CON 1 FB PARK PT LOT 19 PLAN 74 PT LOT 1		

PURPOSE OF THE APPLICATION:

To convert the existing two-storey commercial building fronting onto Bathurst Street into a hotel containing 30 suites, by constructing a south side one-storey addition, and a rear staircase addition. The existing one-storey townhouse/rowhouse fronting onto Robinson Street will be maintained.

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

- Chapter 5.10.20.1(2), By-law 569-2013**
Uses that are ancillary to a permitted use on the same lot are permitted if they comply with the regulations in which the lot is located.
In this case, the existing townhouse on the lot is not ancillary to the hotel.
- Chapter 10.10.20, By-law 569-2013**
A hotel and structures ancillary to the hotel are not permitted uses on the portion of the lot located in the R zone.
In this case, a hotel and structures ancillary to the hotel will be located on the western portion of the lot in the R zone.
- Chapter 40.10.40.40, By-law 569-2013**
The maximum permitted floor space index is 0.5 times the area of the lot (213.69 m²).

The converted hotel will have a non-residential floor space index equal to 2.46 times the area of the lot (1052.5 m²).

4. Chapter 200.5.10.1.(1), By-law 569-2013

A minimum of 30 parking spaces are required to be provided for the hotel use.
In this case, no parking spaces will be provided for the hotel use.

5. Chapter 200.15.10, By-law 569-2013

A minimum of two accessible parking spaces are required to be provided for the hotel use.
In this case, no accessible parking spaces will be provided for the hotel use.

6. Chapter 220.5.10.1.(6), By-law 569-2013

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

7. Chapter 40.10.40.70.(2), By-law 569-2013

The minimum required setback for the main wall of a building that has windows or openings is 5.5 m from a side lot line that is not adjacent to a street or lane.
The main walls with windows and openings will be located 1.7 m from the north side lot line and 0.190 m from the south side lot line.

8. Chapter 40.10.50.10.(2), By-law 569-2013

On a lot that abuts a lot in the Residential or Residential Apartment Zone, a fence must be installed along the portion of the lot abutting the lot in the Residential or Apartment Residential Zone.
In this case, no fence will be installed along the portion of the lot line abutting the lot in the Residential or Residential Apartment Zone.

9. Chapter 40.10.40.60.(5)(A), By-law 569-2013

An architectural feature may encroach in a building setback 0.6 m if it is no closer to a side lot line than 0.3 m.
The architectural feature will be located 0 m from the east front lot line, and 0 m from the south side lot line.

10. Chapter 40.10.40.60.(8), By-law 569-2013

Equipment such as a vent or pipe may encroach in a side yard 0.6 m if it is no closer to a side lot line than 0.3 m.
The equipment will be located 0 m from the south side lot line.

1. Section 6(1)(A), By-law 438-86

A hotel and structures accessory to the hotel are not permitted uses on the portion of the lot located in the R4 zone.

In this case, a hotel and structures accessory to the hotel will be located on the portion of the lot in the R4 zone.

2. Section 8(3) Part I 2, By-law 438-86

The maximum permitted non-residential gross floor area is 0.5 times the area of the lot (213.69 m²).

The converted hotel will have a non-residential gross floor area equal to 2.46 times the area of the lot (1052.5 m²).

3. **Section 8(3) Part II 2(A), By-law 438-86**
The portion of a non-residential building above grade is to be set back a minimum distance of 3.0 m from a lot in a residential district.
The converted hotel will be located 0 m from a lot in a residential district.
4. **Section 4(4)(b), By-law 438-86**
A minimum of five parking spaces are required to be provided for the hotel use.
In this case, no parking spaces will be provided for the hotel use.
5. **Section 4(6), By-law 438-86**
A minimum of one Type B loading space is required to be provided.
In this case, no Type B loading space will be provided.
6. **Section 2(1), By-law 438-86**
More than one principal building is not permitted on the lot.
In this case, two principal buildings will be located on the lot.
7. **Section 6(3) Part II 3.G, By-law 438-86**
The minimum required side yard setback is 7.5 m.
The converted hotel will be located 0 m from the north side lot line, and 0.190 m from the south side lot line.

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 3:00 PM, THURSDAY, NOVEMBER 16, 2017.

TO VIEW PLANS & CORRESPONDENCE ONLINE please use **the Application Information Centre found at www.toronto.ca/aic**

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, you must file your written request for a decision with the Deputy Secretary-Treasurer.

CONTACT

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