

Mailed on/before: Sunday, February 2, 2020

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

MEETING DATE AND TIME: Wednesday, February 12, 2020 at 2:30 p.m.

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

File Number: A1136/19TEY
Property Address: 861 ST CLAIR AVE W
Legal Description: PLAN 738 BLK A PART
Agent: BOUSFIELDS
Owner(s): 2558961 ONTARIO LTD
Zoning: MCR T5.5 C2.0 R4.5 (ZZC)
Ward: Davenport (09)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a 10-storey mixed-use building containing 76 residential units above-grade, retail at-grade, three levels of below grade parking and rooftop amenity space.

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

- 1. Section 12(1) 479(4)(e)(i)(a)(i), By-law 438-86**
The maximum permitted height of a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements is 35.00 m.
The mixed-use building with an elevator shaft will have a height of 36.28 m.
- 2. Section 8(3) Part II 1(b)(ii), By-law 438-86**
The minimum required main window setback for a mixed-use building containing more than five dwelling units is 5.5 m from a non-street lot line.
The west side main windows of the mixed-use building will be located 1.26 m from the non-street lot line.

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

A commercial use located on the ground floor of a mixed-use building must have a minimum width of 60% of any street frontage of the building: 12.98 m on Winona Drive.

The commercial use located on the ground floor of the mixed-use building will have a width of 46.23% of the street frontage of the building: 9.92 m on Winona Drive.

4. Section 4(2)(a)(ii)(B), By-law 438-86

A structure on the roof of a building used for outside or open air recreation, safety or wind protection purposes may exceed the permitted height provided that no part of the structure is less than 2.0 m from an adjacent outside wall or a vertical projection of the wall.

The outdoor rooftop amenity space will be located 0.0 m from an adjacent wall or projection thereof.

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.
- Be advised that the appeal body may dismiss an appeal of the consent Decision if the person or public body that filed the appeal did not make a submission to the Committee of Adjustment prior to the Decision having been made.

CONTACT

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