

Michael Mizzi
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

Committee of Adjustment
Toronto and East York
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

416-392-7565
coa.tey@toronto.ca

Mailed on/before: Sunday, September 5, 2021

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

MEETING DATE AND TIME: Wednesday, September 15, 2021 at 9:30 a.m.

LOCATION: This will be a virtual hearing.

- For those who wish to participate, by telephone, computer, smartphone or tablet by Webex (see pre-registration requirements below); and
- For those who wish to observe, by YouTube (Toronto City Planning channel)
<https://www.youtube.com/c/TorontoCityPlanning>

Note: During the Declared Emergency in the City of Toronto, Committee of Adjustment Public Hearings continue to be conducted publicly and are being conducted by electronic means through Webex, an on-line digital platform, and streamed on the Toronto City Planning YouTube Channel. These measures are necessary to comply with physical distancing requirements and a Provincial Order that limits attendance at public gatherings.

File Number: A0481/21TEY

Property Address: 2 REGAL RD

Legal Description: PLAN M355 LOT 345 PT LOTS 346 347 358 359

Agent: MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING
LIMITED (MHBC)

Owner(s): GF 2 REGAL ROAD LTD

Zoning: R(d0.6)(x730) R2 Z0.6(ZPR)

Ward: Davenport (09)

Community: Toronto

Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the existing eight-storey building by constructing a side eight storey addition and a full eighth storey addition.

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

- 1. Chapter 200.5.10.1.(1) By-law 569-2013**
The minimum required number of parking spaces for the residents is 54 parking spaces.
In this case, 36 parking spaces for residents will be provided.
- 2. Chapter 200.5.10.1.(1) By-law 569-2013**
The minimum required number of parking spaces for the visitors is 16 parking spaces.
In this case, 13 parking spaces for visitors will be provided.
- 3. Chapter 10.10.40.10.(1)(A) By-law 569-2013**
The maximum permitted height of a building or structure is 10.0 m.
In this case, the height of the building will be 26.0 m measured to the top of the eighth storey addition.
- 4. Chapter 10.10.40.40.(1)(A) By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (2,251.0 m²).
In this case, the floor space index will be equal to 2.9 times the area of the lot (10,867.5 m²).
- 5. Chapter 10.10.40.70.(3)(C)(ii) By-law 569-2013**
The minimum required side yard setback for an apartment building with a height more than 12.0 m is 7.5 m.
In this case, the side yard setback will be 0.2 m.
- 6. Chapter 10.10.40.70.(2) By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback at the eighth floor level will be 6.1 m.
- 7. Section 4(2)(a) By-law 438-86**
The maximum permitted height of a building or structure is 10.0 m.
In this case, the building will have a height of 26.0 m measured to the top of the eighth storey addition.

THE COMMITTEE OF ADJUSTMENT AND 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

This 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:

- **Sending an e-mail with your comments.** Written submissions (in pdf format) to the Committee of Adjustment must be e-mailed to coa.tey@toronto.ca no later than 4:30 pm on Wednesday, September 8, 2021.
- **Participating in the Webex public virtual hearing by telephone or computer/smartphone/tablet.** To participate in the public Webex virtual hearing, you must register in advance no later than 4:30 pm on Monday, September 13, 2021. To register, either call 416-392-7565 and leave a voicemail or send an e-mail to coa.tey@toronto.ca. Provide your name, address, phone number, e-mail address and file number(s) you wish to speak to. When we receive your registration request, we will confirm your attendance and provide you with a confirmation message and instructions for participating in the public hearing on Tuesday, September 14, 2021.

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 and will be posted online through the Application Information Centre: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

If you do not participate in the public Webex, 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 <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

If you are not able to view plans online, copies of application submissions can be obtained by contacting the Committee of Adjustment office by e-mail at coa.tey@toronto.ca. 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, contact the Committee of Adjustment office by e-mail at coa.tey@toronto.ca and provide the following: your name; address; e-mail

address; date of hearing; file number; and address of the subject property.

- 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 minor variance 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

Jakob Cockerill, Application Technician

Tel. No.: 416-338-5917

E-mail: Jakob.Cockerill@toronto.ca