

Mailed on/before: Friday, November 21, 2008

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

MEETING DATE AND TIME: Wednesday, December 3, 2008 at 1:00 p.m.

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

File Number:	A0991/08TEY	Zoning:	RA (PPR)
Owner(s):	1302207 ONTARIO LIMITED ALLIED PROPERTIES	Ward:	Trinity-Spadina (20)
Agent:	SWEENEY, STERLING, FINLAYSON AND CO ARCHITECTS INC		
Property Address:	134 PETER ST & 364-370 RICHMOND ST W	Community:	
Legal Description:	CON 1 FB PT LTS 14 TO 17		

PURPOSE OF THE APPLICATION:

To construct a 16-storey office building where the ground floor will link the two existing office buildings with a new common lobby open to a five storey atrium above, with entrances off both Peter and Richmond Streets.

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

- Section 7(3) Part II 1(I) & 3, By-law 438-86**
A building located beyond 25 m of street or a public park shall have a minimum distance of 7.5 m from the side and rear lot lines.
The building will be located 3.41 m from the north side lot line and 1.16 m south side lot line.
- Section 4(2) a, By-law 438-86**
The maximum permitted height of a building is 30.0 m.
The building will have a height of 72.47 m, which includes the mechanical penthouse.
- Section 12(2) 246(A), By-law 438-86**
The by-law requires the portion of the building exceeding a height of 20 m to be set back at least 3 m from the main wall of the building.
The 52.47 m portion of the building above a height of 20 m will be set back 1.16 m from the main wall at Peter Street.

4. Section 12(2) 246 (C), By-law 438-86

A building shall be located within 50.0 m of the street.
The building will be 59.42 m from Peter Street.

5. Section 12(2) 246 (F), By-law 438-86

One type A loading space and three type B loading spaces are required to be provided on site.
In this case, one type G loading space and three type C loading spaces will be provided.

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 appropriate for the development 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 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

Attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. Plans filed with the application **will not be photocopied.**

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.

For more information please telephone our office. Call **Candice Dela Cruz, (416) 338-5913**, Office of the Committee of Adjustment, Toronto City Hall, Toronto, ON, M5H 2N2.

Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East York Panel