



City Planning Division

Committee of Adjustment  
Toronto and East York District

100 Queen Street West, 1<sup>st</sup> Floor  
Toronto, Ontario M5H 2N2  
Tel: 416-392-7565  
Fax: 416-392-0580

**NOTICE OF DECISION**  
**MINOR VARIANCE/PERMISSION**  
**(Section 45 of the Planning Act)**

File Number:	A0411/15TEY	Zoning	Site Specific By-law 1081-2014 (Waiver)
Owner(s):	2071430 ONTARIO INC.	Ward:	Trinity-Spadina (20)
Agent:	ASHLEY WILSON		
Property Address:	<b>24 MERCER ST</b>	Community:	Toronto
Legal Description:	PLAN 57 LOT 14		

Notice was given and a Public Hearing was held on **Wednesday, June 10, 2015**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To modify the redevelopment plan for the 17-storey mixed-use building approved under Site Specific By-law 1081-2014 by constructing an additional four-storeys for the purpose of additional residential dwelling units for a total of 21-storeys.

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

**1. Section 5(5)(a), By-law 1081-2014**

A maximum of 17-storeys are permitted on the lot.

In this case, the altered mixed-use building will have a total of 21-storeys.

**2. Section 5(2), By-law 1081-2014**

The maximum permitted combined residential and non-residential gross floor area on the lot is 3,368.0 m<sup>2</sup>. The altered mixed-use building will have a total combined residential and non-residential gross floor area of 4,028.0 m<sup>2</sup>.

**3. Section 5(4), By-law 1081-2014**

No portion of any building or structure shall exceed the height limits above grade identified with the letter "H" in the areas delineated by heavy lines as shown on Map 2.

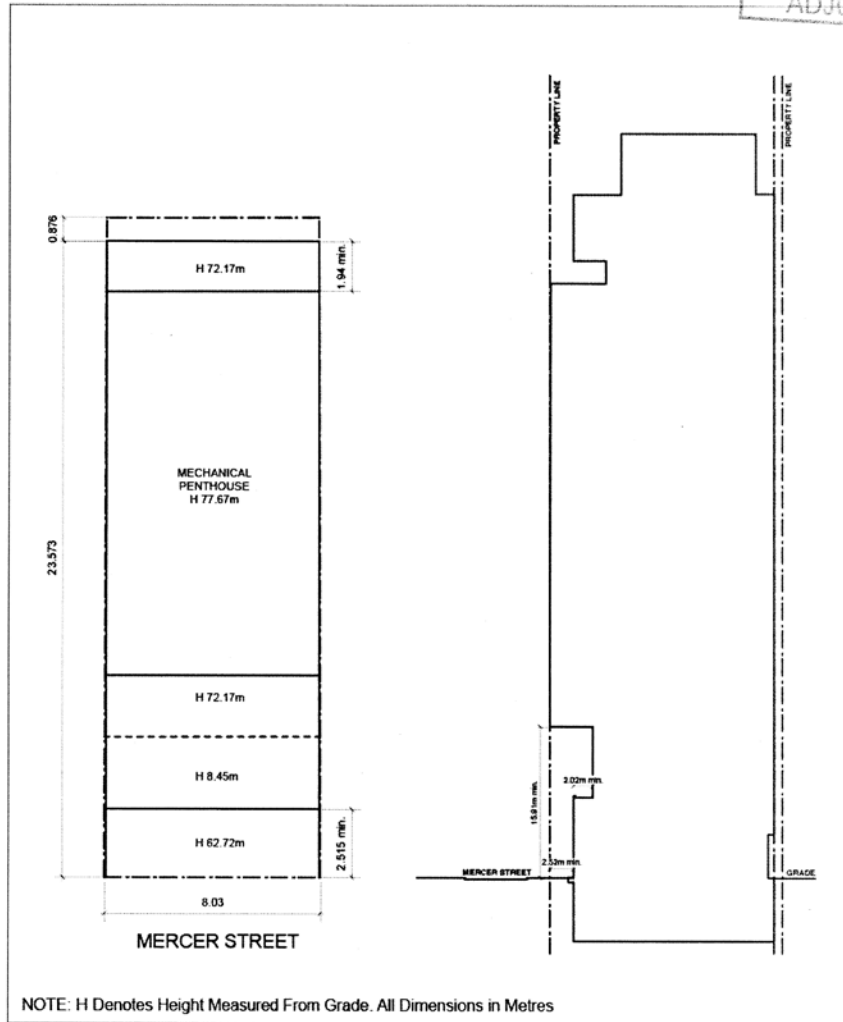
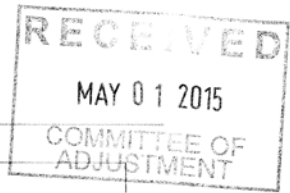
In this case, the building will be constructed in accordance with the heights shown on the attached Revised Map 2.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Refused**

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of By-law 1081-2014 OMB together with the Section 37 Provision is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance requests are not minor and contradict the recent OMB settlement resulting from extensive stakeholder consultation.



Map 2\_Revised

24 Mercer Street

24 Mercer Street  
Toronto, ON  
M 5V 1H3  
416-924-9122  
F: 416-924-7790

SCOTT  
morris  
ARCH

Not to Scale  
01/05/2015

## SIGNATURE PAGE

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Barbara Leonhardt (signed)

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Donna McCormick (signed)

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Robert Brown (signed)

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Christian Chan (signed)

DATE DECISION MAILED ON: **Tuesday, June 16, 2015**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, June 30, 2015**

CERTIFIED TRUE COPY

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

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at [www.omb.gov.on.ca](http://www.omb.gov.on.ca).