



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st 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:	A1218/16TEY	Zoning	Site Specific By-law 147-2012
Owner(s):	SUMMERCOVE ESTATES INC.	Ward:	Trinity-Spadina (20)
Agent:	MATT REID	Heritage:	Not Applicable
Property Address:	124 - 128 PEARS AVE	Community:	Toronto
Legal Description:	PLAN E120 LOT 31		

Notice was given and a Public Hearing was held on **Wednesday, March 29, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the redevelopment plans for an eleven storey residential tower and three levels of underground parking by increasing the allowable residential building height.

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

Map 2, Site Specific By-law 147-2012

The maximum permitted residential building height is 36.4 m.

The residential building height will be 39.65 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:

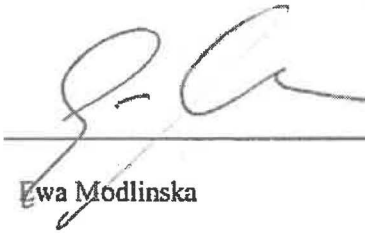
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

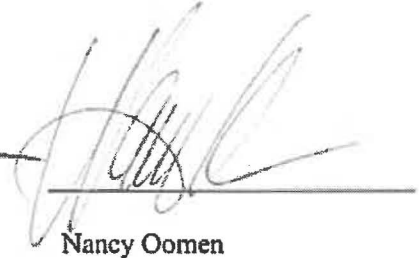
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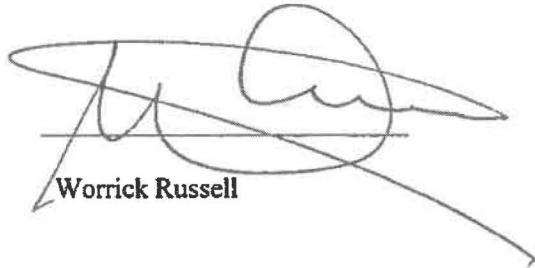
Edmund Carlson



Ewa Modlinska



Nancy Oomen

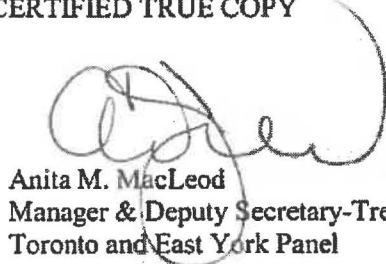


Worrick Russell

DATE DECISION MAILED ON: Tuesday, April 4, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 18, 2017

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 \$300.00, 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.