



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

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: | A1321/17TEY | Zoning | CR Block 9, Site-specific By-law 494-2009 (Waiver) |
| Owner(s): | BLOCK 9A DEVELOPMENTS LTD | Ward: | Trinity-Spadina (20) |
| Agent: | KIM KOVAR | Heritage: | Not Applicable |
| Property Address: | 16 YORK ST | Community: | Toronto |
| Legal Description: | PLAN 153E PT PARCEL 14 PLAN 536E PT BLKS C D AND E PT LAKE ST RP 66R24464 PART 1 | | |

Notice was given and a Public Hearing was held on **Wednesday, April 25, 2018**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan for a 32-storey commercial office building approved under Site-specific By-law 494-2009 by reducing the amount of street related retail uses and reducing the total width of commercial space fronting on Bremner Boulevard.

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

- Section 8, By-law 494-2009**
The maximum permitted non-residential gross floor area is 74,513 m², provided that street related retail and service uses shall occupy a minimum of 40% of the length of the building face as shown by the heavy line on Alternative Map 10.
The non-residential gross floor area of the building will be equal to 74,503 m²; and 33% (44 m) of the building face length on Parcel 3 will be street related retail and services.
- Section 16, By-law 494-2009**
The commercial space located on the main floor of a building on Parcel 3 shall have a minimum combined width of 40% of the building frontage on Bremner Boulevard.
The altered building will have the minimum combined width of 21% (15.9 m) of the building frontage on Bremner Boulevard.

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:

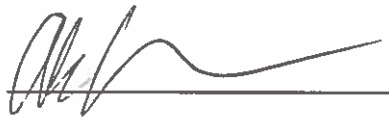
The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

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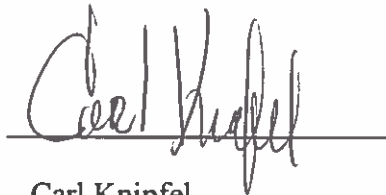
Alex Bednar



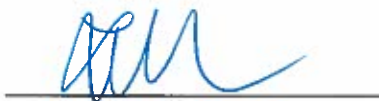
Michael Clark



Donald Granatstein



Carl Knipfel



Lisa Valentini

DATE DECISION MAILED ON: **TUESDAY MAY 1, 2018**

LAST DATE OF APPEAL: **TUESDAY MAY 15, 2018**

CERTIFIED TRUE COPY



Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD

\$300 for each appeal filed regardless if related and submitted by the same appellant

Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

a completed OMB Appellant Form (A1) in **paper format**

\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant

Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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.

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.