

Kyle Knoeck
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

416-392-0413
coa.tey@toronto.ca

Wednesday, November 8, 2023

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

File Number: A0592/23TEY
Property Address: 300 BLOOR ST - 478 HURON ST
Legal Description: PLAN M2 PT LOT 48
Agent: MEAGHAN BARRETT
Owner(s): 300 BLOOR WEST JVCNB INC
Zoning: CR 3.0 (c2.0; r2.5) SS2 (x289) (waiver)
Ward: University-Rosedale (11)
Community: Toronto
Heritage: Designated

Notice was given and a Public Hearing was held on **Wednesday, November 8, 2023**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the development standards, as approved within Site Specific Zoning By-law 73-2021, which include changes to the overall tower height (29-storeys to 34-storeys) and a reduction of indoor amenity space.

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

- 1. Chapter 900.11.10, Exception CR 289, Regulation (B), By-law 569-2013, and Section 4.(B), By-law 73-2021**
The maximum permitted total gross floor area is 27,000 m².
The altered development will have a total gross floor area of 30,368 m².
- 2. Chapter 900.11.10, Exception CR 289, Regulation (B)(i), By-law 569-2013, and Section 4.(B)(i), By-law 73-2021**
The maximum permitted residential gross floor area is 20,475 m².
The altered development will have a residential gross floor area of 23,859 m².

3. Chapter 900.11.10, Exception CR 289, Regulation (F), By-law 569-2013, and Section 4.(C), By-law 73-2021

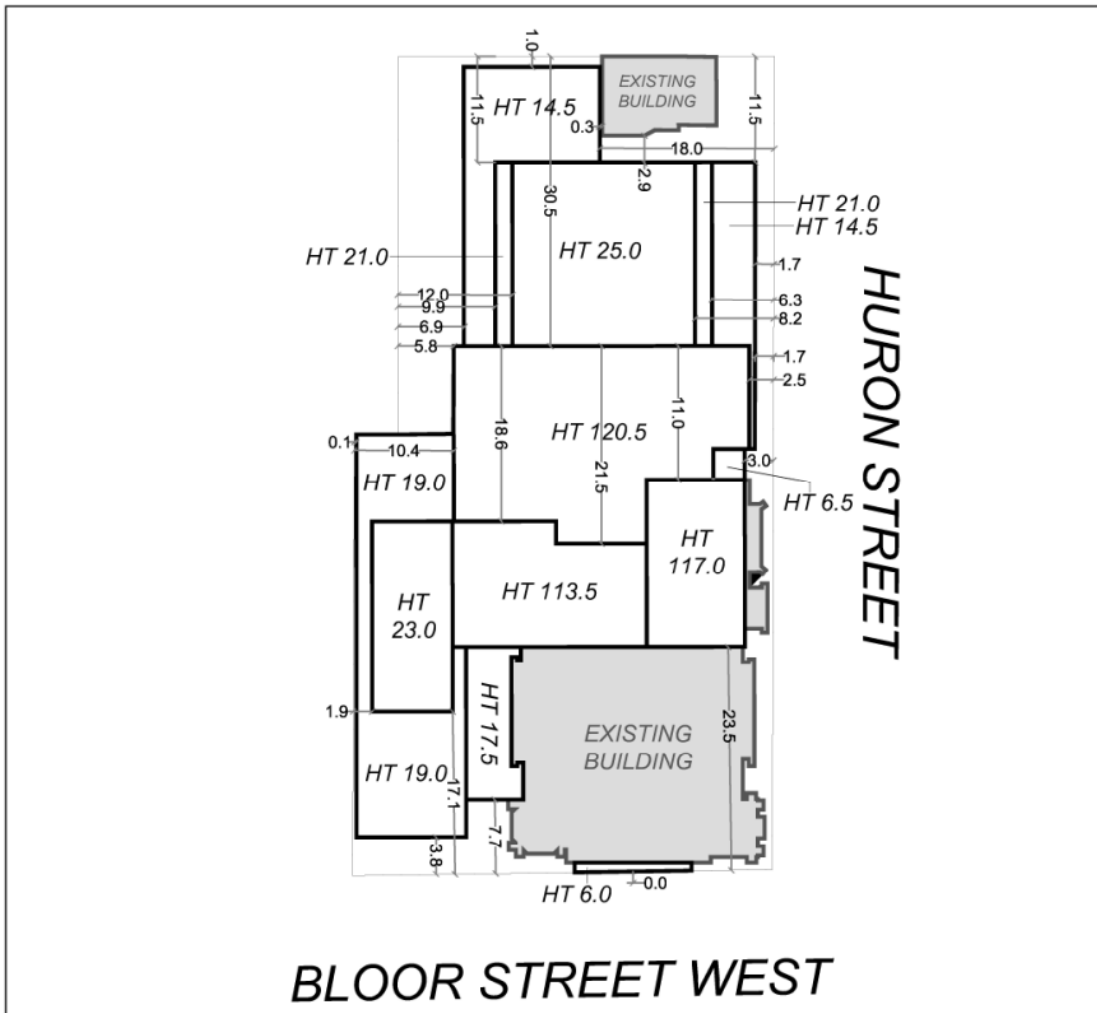
The maximum permitted building heights, as shown on Diagram 3 of By-law 73-2021; are 104 m, 100.5 m, and 97 m.

In this case the altered development will have maximum heights of 120.5 m, 117 m, and 113.5 m; as shown on Revised Diagram 3.

4. Chapter 900.11.10, Exception CR 289, Regulations (G) and (G)(i), By-law 569-2013, and Section 4.(G) and 4.(G)(i), By-law 73-2021

A minimum of 3.88 m² of amenity space for each dwelling unit must be provided of which a minimum of 1.88 m² for each dwelling unit must be indoor amenity space.

In this case, the altered development will have a minimum of 3.2 m² of amenity space for each dwelling unit, of which a minimum of 1.64 m² for each dwelling unit will be indoor amenity space.



BLOOR STREET WEST



300 Bloor Street West and 478 Huron Street, Toronto

Revised Diagram 3



Not to Scale

City of Toronto By-law 569-2013

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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) are not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) are not minor.

SIGNATURE PAGE

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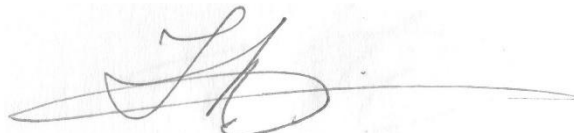
LARRY CLAY (CHAIR)



ZAHEER BHYAT



DYLAN REID



NELLY VOLPERT

DATE DECISION MAILED ON: Tuesday, November 14, 2023

LAST DATE OF APPEAL: Tuesday, November 28, 2023

CERTIFIED TRUE COPY



Sabrina Salatino
Manager and Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

Only the applicant, the Minister, or a specified person or public body that has an interest in the matter may appeal this decision.

All appeals must be filed by e-mail with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.tey@toronto.ca and Sabrina.Salatino@toronto.ca 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 Land Tribunal (OLT) for the same matter.

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 should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB, you must submit the following:

- A completed TLAB Notice of Appeal (Form 1).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary-Treasurer you will receive payment instructions.

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

ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>