
Kyle Knoeck M.Sc.Pl., MCIP, RPP
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
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Tuesday, January 14, 2025

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

File Number: A0984/23TEY
Property Address: 2 TECUMSETH ST
Legal Description: PLAN D246 PT BLK D
Agent: WALKER NOTT DRAGICIEVIC ASSOCIATES LIMITED WND ASSOCIATES LTD
Owner(s): 2TS WT NOMINEE INC.
Zoning: E 3.0 (x296) (Waiver)
Ward: Spadina-Fort York (10)
Community: Toronto
Heritage: Not Applicable

Notice was given and a Public Hearing was held on **Wednesday, January 8, 2025**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the development standards (as approved under Site Specific Zoning By-law 1336-2023), for the 33-storey (Building A) and 26-storey (Building C) mixed-use buildings, by increasing the height, gross floor area, and maximum permitted projections of equipment and structures. Also, to reduce the minimum required parking spaces, loading spaces, building setbacks, and separation distances. There will be a total of 1,224 residential dwelling units (including 28 residential affordable rental units) on this lot.

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

1. Chapter 900.12.10 (813) (E), By-law 569-2013

The maximum permitted heights for the tower elements, as shown on Diagram 8B of By-law 1336-2023(OLT), are 93.5 m (26-storeys) for the eastern tower (Building C) and 110.5 m (33-storeys) for the western tower (Building A). In this case, the height of the eastern tower elements (Building C) will be 110.5 m (31-storeys) and the height of the western tower elements (Building A) will be 130.5 m (39-storeys), as shown on the attached Revised Diagram 8B.

2. Chapter 900.12.10 (813)(I)(b), By-law 569-2013

The maximum permitted total gross floor area of all buildings and structures on the lot is 92,600 m², with a maximum permitted gross floor area of 82,800 m² on Area B, as shown on Diagram 7 of By-law 1336-2023(OLT).

In this case, the total gross floor area of all buildings and structures on the lot will be 97,150 m², of which 85,200 m² will be located within Area B (shown on the attached Diagram 7).

3. Chapter 900.12.10 (813)(O)(ii), By-law 569-2013

A minimum of 227 parking spaces for residential dwelling units, and no visitor parking spaces must be provided on this lot.

In this case, a minimum of 0 parking spaces will be provided for residential dwelling units.

4. Chapter 900.12.10 (813)(O)(iii), By-law 569-2013

A minimum of 130 parking spaces are required for non-residential uses.

In this case, a minimum of 0 parking spaces will be provided for non-residential uses.

5. Chapter 900.12.10 (813)(K), By-law 569-2013

The minimum required building setbacks and separation distances between main walls of buildings or structures are shown on Diagrams 8A and 8B of By-law 1336-2023(OLT).

In this case, the building setbacks and separate distances between main walls of buildings or structures on the lot will be as shown on the attached Diagram 8A and Revised Diagram 8B.

6. Chapter 900.12.10 (813)(W)(ii), By-law 569-2013

Loading spaces must be provided within Area B of the lot as follows:

- i. 2 "Type B" loading spaces,
- ii. 2 "Type C" loading spaces; and
- iii. 1 "Type G" loading space.

In this case, loading spaces will be provided within Area B of the lot as follows:

- i. 2 "**Type C**" loading spaces; and
- ii. 2 "**Type G**" loading spaces.

7. Chapter 900.12.10 (813)(F), By-law 569-2013

Equipment and structures may project beyond the permitted maximum heights as shown on Diagrams 8A and 8B.

In this case, equipment and structures will project beyond the maximum heights as shown on the attached Revised Diagram 8B.

8. Schedule A, Section E, By-law 1336-2023(OLT)

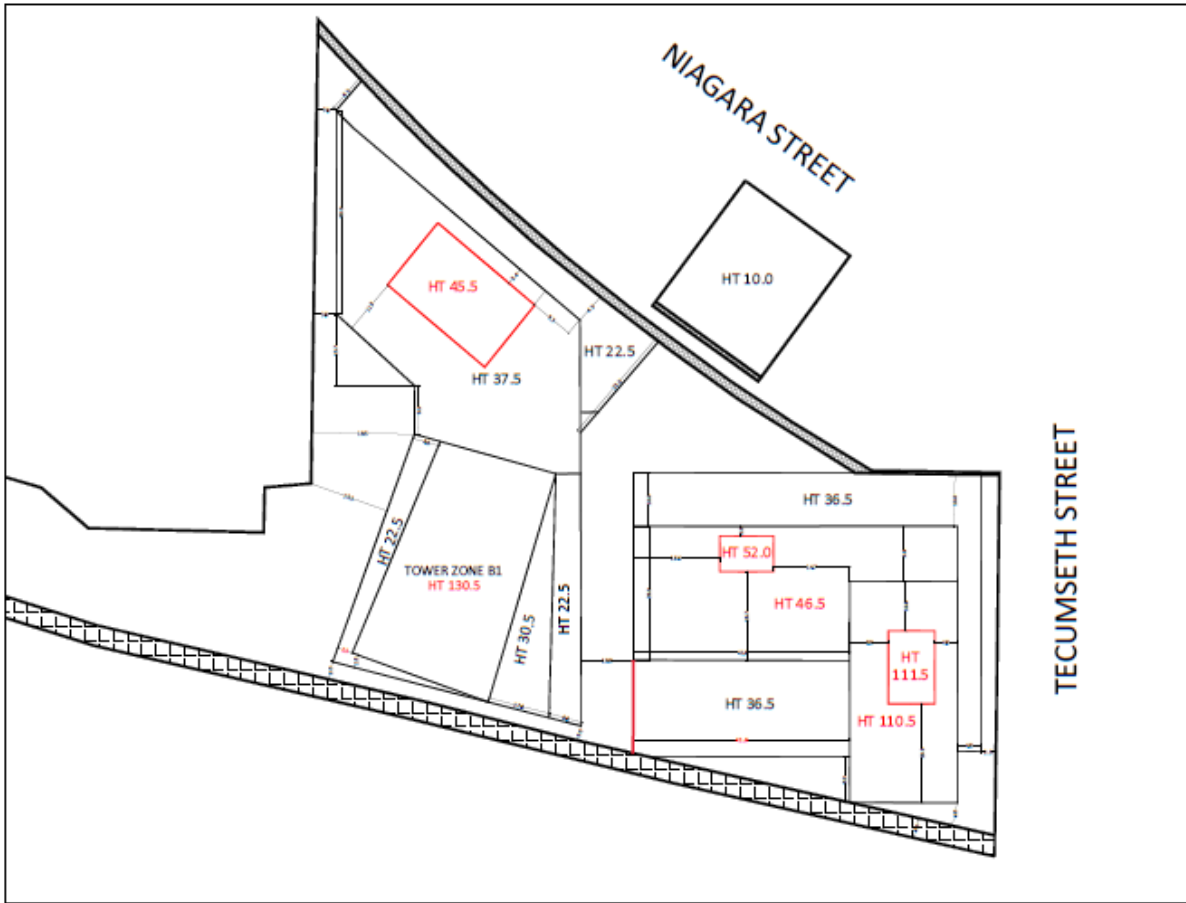
Prior to the issuance of the first above-grade building permit for part or all of the development on the lands, the owner shall submit a proposed design, a phasing plan and a cost estimate for construction of the multi-use path referenced in Paragraph 4.C of By-law 1336-2023(OLT), to the General Manager, Parks, Forestry and Recreation for approval, including working drawings, specification and landscape plans.

In this case, prior to the issuance of the Notice of Approval Conditions or first above-grade building permit for Area B (shown on Diagram 7 of By-law 1336-2023(OLT)), the owner will submit a proposed design, a phasing plan showing the interim and final build out, and cost estimates for the construction of the multi-use path (referenced in Paragraph 4.C of By-law 1336-2023(OLT)), to the General Manager, Transportation Services for approval, including working drawings, specification and landscape plans.

9. Schedule A, Section G, By-law 1336-2023(OLT)

Prior to the earlier of condominium registration for a building on the lands delineated as Area B, as shown on Diagram 7 of By-law 1336-2023(OLT), and the first residential use for a building on the lands delineated as Area B as shown on Diagram 7 of By-law 1336-2023(OLT), the owner shall design and construct, at its own cost and expense, public realm improvements above the base condition at the southern terminus of the Tecumseth Street right-of-way, to be offset by applicable development charge credits, to the satisfaction of the General Manager, Transportation Services, as more specifically set out in the Section 37 Agreement.

In this case, prior to the first residential occupancy for a building on the lands delineated as Area B (shown on Diagram 7 of By-law 1336-2023(OLT)), the owner will design and construct, at its own cost and expense, a portion of the public realm improvements above the base condition with the remaining portion to be completed prior to the **first residential occupancy of the last building** for the lands delineated as Area B on Diagram 7, at the southern terminus of the Tecumseth Street right-of way, to be offset by applicable development charge credits, to the satisfaction of the General Manager, Transportation Services, as more specifically set out in the Section 37 Agreement.



Revised Diagram 8B

Zoning By-law Amendment

2 Tecumseth Street & 125-130 Niagara Street
City of Toronto

Not to Scale | All Dimensions in Metres

Area affected by this by-law
Area of Proposed Lane Widening
Area of Proposed Parkland Dedication
Area of Proposed POPS

Diagram 7

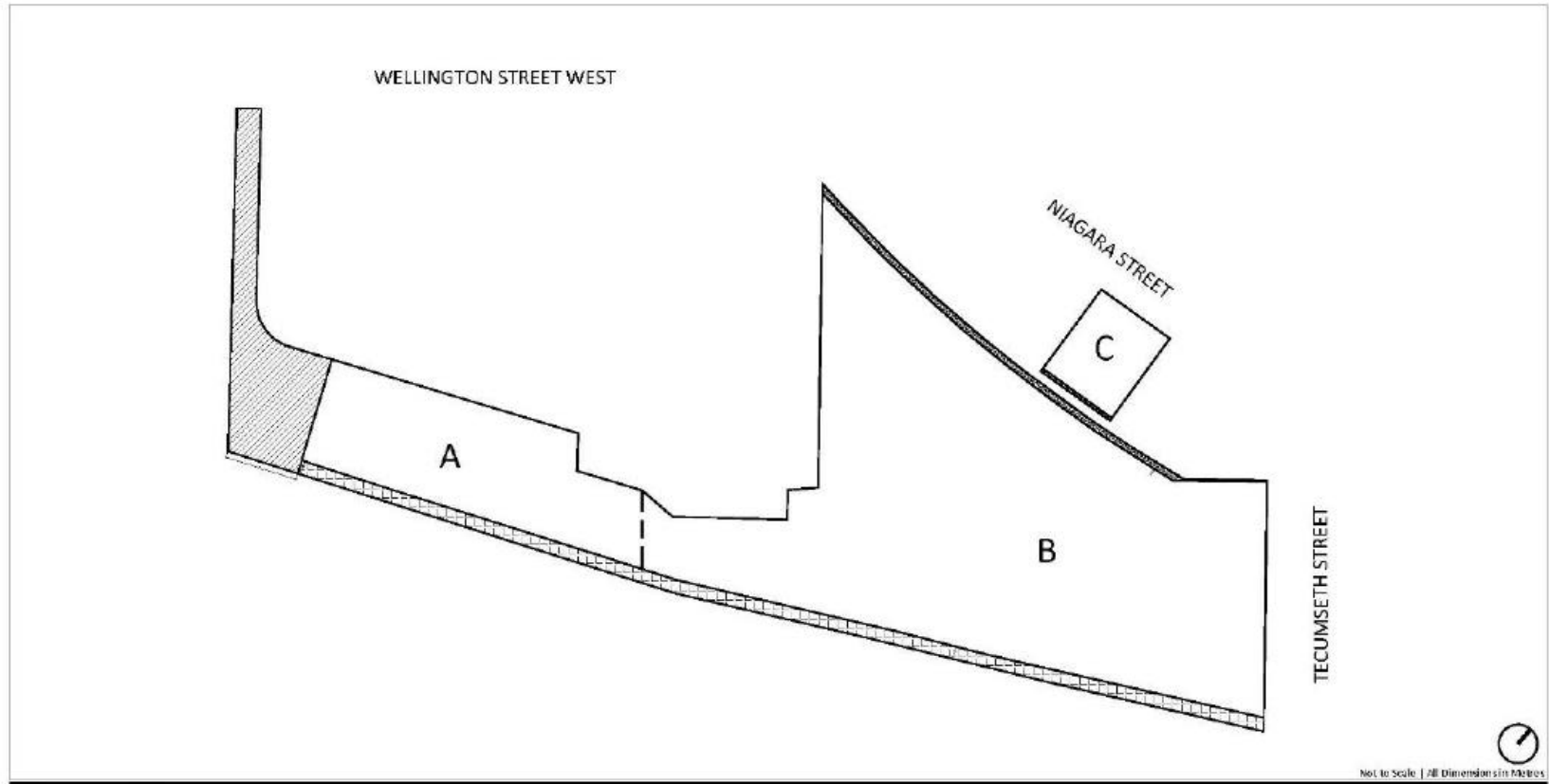


Diagram 7
Zoning By-law Amendment
2 Tecumseth Street & 125-133 Niagara Street
City of Toronto

- Area affected by this by-law
- Area of Proposed Lane Widening
- Area of Proposed Parkland Dedication
- Area of Proposed POPS

Diagram 8A

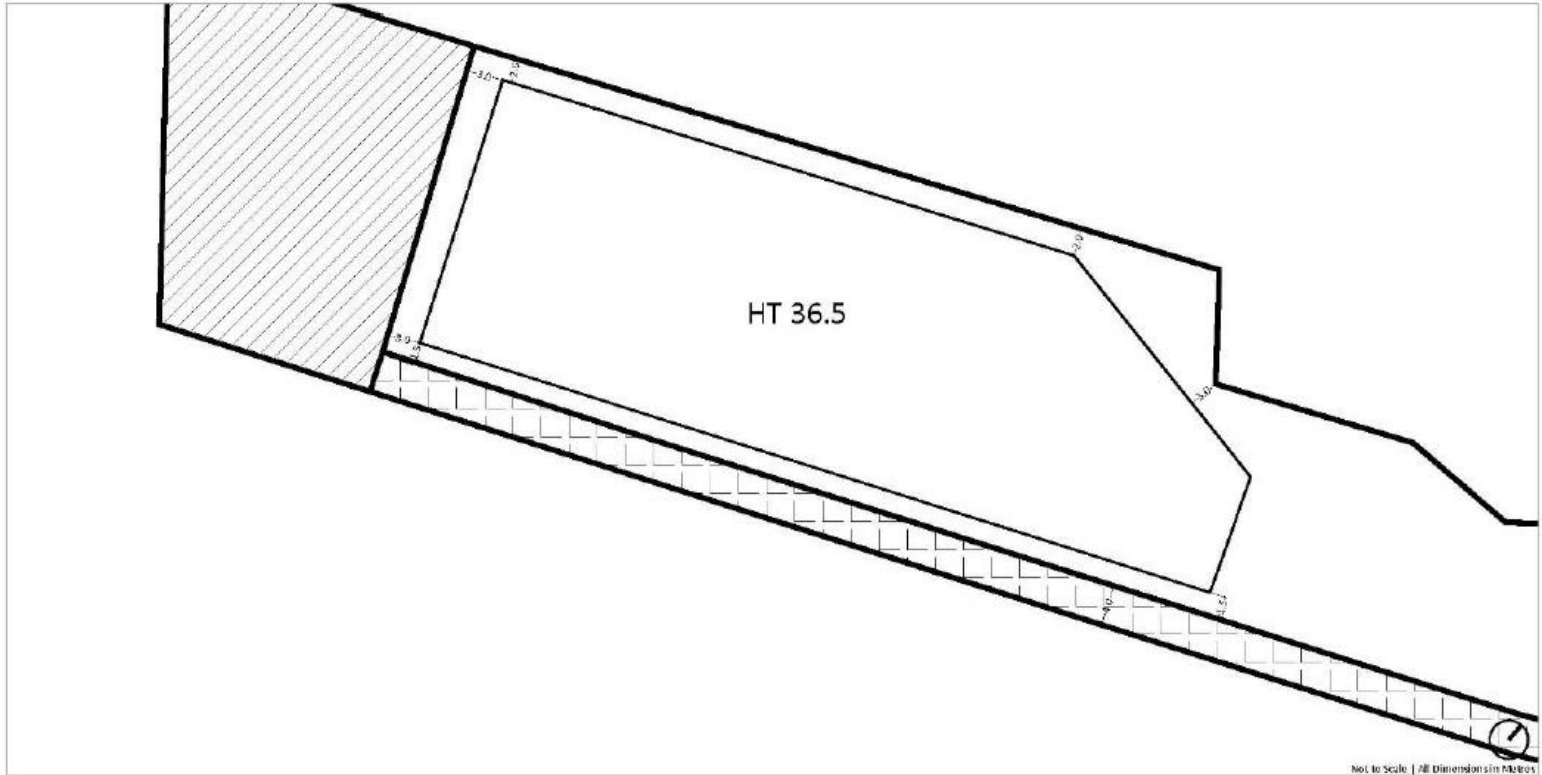


Diagram 8A
Zoning By-law Amendment
2 Tecumseth Street & 125-130 Niagara Street
City of Toronto

Not to Scale | All Dimensions in Metres

Area affected by this by-law	
Area of Proposed Lane Widening	
Area of Proposed Parkland Dedication	
Area of Proposed POPS	

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 Approved on Condition

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.

The decision is subject to the following condition(s):

- (1) If the owner does not successfully participate in the Purpose-built Rental Housing Program to the satisfaction of the Executive Director, Housing Secretariat, the Owner shall, at its sole cost and expense, enter into an agreement pursuant to Subsections 45(9) and (9.1) of the Planning Act to secure two (2) affordable units, for a minimum 40-year affordability period at the City of Toronto Official Plan definition of affordable rent, to the satisfaction of the Executive Director, Development Review, with such agreement registered on title to the satisfaction of the City Solicitor; and,
- (2) The owner shall register on title the revised Section 37 Agreement, to reflect the changes to Schedule A of By-law 1336-2023(OLT) noted in the variances, to the satisfaction of the City Solicitor and the Director, Community Planning, in consultation with any relevant divisions related to the timing and design details of both the interim and final build out of the Multi-Use Path and the Tecumseth Street public realm improvements, based on the construction phasing for the subject lands.

SIGNATURE PAGE

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Heritage: Not Applicable



ZAHEER BHAYAT (CHAIR)



NAZILA ATARODI-WEST



RYAN BISSONNETTE



PHILIP GHOSH



PAUL GOGAN

DATE DECISION MAILED ON: **Tuesday, January 14, 2025**

LAST DATE OF APPEAL: **Tuesday, January 28, 2025**

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/>