

File Copy

Mailed on/before: Sunday, July 31, 2016

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**MEETING DATE AND TIME:** Wednesday, August 10, 2016 at 9:30 a.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0403/16TEY	Zoning	CR T5.0 C0.5 R5.0 & CR 5.0 (C0.5 R5.0) SSS1(x1391) (WAIVER)
Owner(s):	QUEEN DEVELOPMENTS INC.	Ward:	Toronto Centre-Rosedale (27)
Agent:	DEVINE PARK LLP	Heritage:	Not Applicable
Property Address:	30 MUTUAL ST & 88 QUEEN STREET EAST	Community:	Toronto
Legal Description:	PLAN D26 LOTS 4&5 PLAN 22A LOTS 6 TO 12 PLAN E73 LOTS 1 TO 8		

PURPOSE OF THE APPLICATION:

To construct a 29 storey mixed use building containing 421 residential units and 810.0 m² of retail uses located at grade, fronting onto Shuter Street. A 4 level underground parking garage is located directly beneath the proposed building. Open space will be provided on the southwest quadrant of the site. Note: There is a concurrent Site Plan application (SP 2015 270190 PSP 00 ZR).

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**1. Section 220.5.10.1,(2), By-Law 569-2013**

The required minimum number of loading spaces for a building with 400 or more dwelling units is 1 Type G and 1 Type C.
There will be 1 Type G.

2. Section 220.5.10.1.(3), By-Law 569-2013

The required minimum number of loading spaces for a Retail Store use which has a gross floor area of 500.0 to 1999.0 m² is 1 Type B.
The building will have a Retail Store use with a gross floor area of 810.00 m² and there will be no loading space provided.

3. **Section 230.5.1.10.(4)&(5) , By-Law 569-2013**
 Bicycle parking spaces must comply with the required minimum dimensions as set out in 230.5.1.10.(4)&(5).
 The proposed long-term bicycle parking spaces are proposed to be provided as stacked bicycle parking spaces, having a minimum dimension of 1,950.0 mm x 375.0 mm and a vertical dimension of at least 2750.0 mm, per stacked bicycle space.
 (Note: Being stackers, there are 2 bicycles stacked one on top of the other in the bicycle parking space.).

4. **Section 40.10.40.1.(1), By-Law 569-2013**
 In a mixed use building, all residential use portions of the building must be located above non-residential use portions.
 The proposed building has residential use portions of the building located at the same level as non-residential uses.

5. **Section 40.10.40.10.(5), By-Law 569-2013**
 The minimum height of the first storey, measured between the floor of the first storey and the ceiling of the first storey is 4.5 m.
 The proposed height of the first storey is in part less than 4.5 m.

6. **Section 40.10.40.10.(5), By-Law 569-2013**
 At least 75% of the main wall of the building facing a front lot line must be located at or between the front lot line and a maximum of 3.0 m from the front lot line.
 Less than 75% of the main wall is located at or between the front lot line and a maximum of 3.0 m from the front lot line.

1. **Section 1(b), By-law 180-2005**
 No above grade portion of any building or structure is located otherwise than wholly within the areas identified as Parcel A, Parcel B or Parcel C as delineated by heavy lines and shown on Maps 3A, 3B and 3C, attached to and forming part of By-law 180-2005.
 The proposed building is not wholly within the area delineated by heavy lines on Map 3A. (Please see attached revised Building Envelope Map).

2. **Section 1(c), By-law 180-2005**
 The height of any building or structure, or portion thereof, does not exceed the heights shown on Maps 3A, 3B and 3C, attached to and forming part of by-law 180-2005.
 The proposed building exceeds the maximum heights shown on Map 3A. (Please see attached revised Height Map).

3. **Section 1(g), By-law 180-2005**
 A minimum of 2330.0 m² of indoor residential amenity space shall be provided on the lot.
 A total of 490.0 m² of indoor residential amenity space has been provided on the lot.
 (Note: This is a total requirement for the entire block bounded by Shuter Street, Dalhousie Street, Queen Street East and Mutual Street. The current application is for only the first phase of development within this block.).

4. **Section 1(h), By-law 180-2005**
 A minimum of 2207.0 m² of outdoor residential amenity space shall be provided on the lot.
 A total of 552.0 m² of outdoor residential amenity space is proposed on the lot.
 (Note: This is a total requirement for the entire block bounded by Shuter Street, Dalhousie Street,

Queen Street East and Mutual Street. The current application is for only the first phase of development within this block.).

5. Section 1(i), By-law 180-2005

A minimum number of resident parking spaces is required to be provided in accordance with the following: 0.30 *parking spaces* for each *bachelor dwelling unit*; 0.70 *parking spaces* for each *one bedroom dwelling unit*; 1.0 *parking spaces* for each *two bedroom dwelling unit*; 1.20 *parking spaces* for each *three bedroom dwelling unit*; which, equates to a minimum resident parking supply rate of 0.69 parking spaces per dwelling unit.

A minimum resident parking supply rate of 0.40 parking spaces per dwelling unit is being proposed.

6. Section 2(1), By-Law 438-86

A bicycle parking space - occupant means an area that is equipped with a bicycle rack or locker for the purpose of parking and securing bicycles, and where the bicycles are to be parked on a horizontal surface, has horizontal dimensions of at least 0.6 m by 1.8 m and a vertical dimension of at least 1.9 m; where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.6 m by 1.2 m and a vertical dimension of at least 1.9 m.

The proposed bicycle parking spaces may be provided on stackers, having a minimum dimension of 1950.0 m² x 375.0 m² and a vertical dimension of at least 2750.0 m² per bicycle parking space. (Note: Being stackers, there are 2 bicycles stacked one on top of the other in the bicycle parking space.).

7. Section 1(k), By-law 180-2005

At least one loading space - type G shall be provided for each of Parcel A, Parcel B and Parcel C and at least one loading space - type B shall be provided and maintained on the lot.

One type G has been provided for Parcel A.

(Note: This is a total requirement for the entire block bounded by Shuter Street, Dalhousie Street, Queen Street East and Mutual Street. The current application is for only the first phase of development within this block.).

8. Section 1(j), By-law 180-2005

A minimum of 275 bicycle parking spaces shall be provided and maintained on the lot, and of the total number of bicycle parking spaces provided, 80% shall be designated bicycle parking space - occupant, and 20% shall be designated bicycle parking space - visitor.

The total number of bicycle parking spaces provided is 421, 90% (379) of which have been designated bicycle parking space - occupant, and 10% (43) of which have been designated bicycle parking space - visitor.

THE COMMITTEE OF ADJUSTMENT & MINOR VARIANCES

The role of the Committee of Adjustment is to provide flexibility in dealing with minor adjustments to zoning by-law requirements. To approve such variances, the Committee must be satisfied that:

- the variance requested is minor;
- the proposal is desirable for the appropriate development or use of the land and/or building;
- the general intent and purpose of the City's Zoning Code and/or By-law are maintained; and
- the general intent and purpose of the Official Plan are maintained.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, depositions made at the public hearing and results of site inspections.

MAKING YOUR VIEWS KNOWN

The notice has been mailed to you, as required by the *Planning Act*, to ensure that, as an interested person, you may make your views known by:

- **Attending the Public Hearing.** Attendant Care Services can be made available with some advance notice.
- **Sending a letter by Mail, E-mail, or Fax.** Information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the Committee to make its decision on this matter. This information will become part of the public record.

If you do not attend the public hearing, or express your views in writing, the Committee may make a decision in your absence, and may recommend changes to the proposal

TO VIEW THE MATERIALS IN THE APPLICATION FILE

Attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. The standard fee will apply to any materials photocopied.

RECEIVING A COPY OF THE COMMITTEE'S DECISION

- The Committee will announce its decision on the application at the Public Hearing.
- To receive a copy of the Decision, fill out the Decision Request Form at our office or at the Public Hearing or write a letter requesting a copy of the Decision and send it to our office.
- If you wish to appeal a Decision of the Committee to the Ontario Municipal Board, you must file your written request for a decision with the Deputy Secretary-Treasurer.

CONTACT

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