

Mailed on/before: Sunday, July 13, 2014

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

MEETING DATE AND TIME: Wednesday, July 23, 2014 at 2:30 p.m.

LOCATION: Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0487/14TEY	Zoning	I2 D2 and Site Specific By-laws 220-2014 (OMB) (ZPR)
Owner(s):	SOMERSET WALLACE DEVELOPMENT	Ward:	Davenport (18)
Agent:	AMELIA BISHOP		
Property Address:	362 WALLACE AVE	Community:	Toronto
Legal Description:	PLAN M22 LOTS 17 TO 20 33 TO 41 46 TO 50 AND PT LOT 45 CLSD MACAULEY AVE		

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan for a community centre, 21 commercial units and 167 stacked townhouse units, approved under Site Specific By-laws 220-2014 (OMB) by replacing 40 underground parking spaces with a parking stacker and 41 parking spaces to be located on the roof of commercial units.

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

1. Section 1(n), By-law 220-2014 (OMB)

No portion of any building or structure, including all mechanical equipment, shall exceed 8.5 m in height, as shown on Map 2.

The community centre and 21 commercial units will have a height of 11.8 m measured to the top of the car elevator and 10.5 m measured to the top of the stair enclosures as shown on Revised Map 2, date stamped received June 26, 2014.

2. Section 2(a)(vi), By-law 220-2014 (OMB)

Lot shall have the same definition as stated in By-law 438-86, except that 2 buildings may exist on this parcel of land.

In this case, three buildings will exist on this parcel of land.

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, deputations 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 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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