

Mailed on/before: Friday, March 21, 2008

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

MEETING DATE AND TIME: Wednesday, April 2, 2008 at 1:00 p.m.

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

File Number:	A0305/08TEY	Zoning	CR T4.0 C1.0 R4.0 (PPR)
Owner(s):	TORONTO COMMUNITY HOUSING CORPORATION	Ward:	Toronto Centre-Rosedale (27)
Agent:	ROBERT TRUMAN		
Property Address:	88-90 CARLTON ST	Community:	
Legal Description:	PL 203 LT20		

PURPOSE OF THE APPLICATION:

To construct a 12 storey, 110 unit, residential building.

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

- Section 8(3) Part I 3(A), By-law 438-86**
The by-law requires that the residential gross floor area be not more than 4.0 times the area of the lot (6159.60 m²).
The new building will have a residential gross floor area equal to 5.23 times the area of the lot (8048.70 m²).
- Section 4(2)(A), By-law 438-86**
The by-law limits the building to height to 30.0 m.
The proposed building has a height of 34.9 m.
- Section 4(2)(a)(i)A, By-law 438-86**
The by-law limits a mechanical penthouse to a height no greater than the sum of 5.0 m and the height limit applicable on the lot (35.0 m).
The proposed mechanical penthouse has a height of 37.4 m.
- Section 4(5)(B), By-law 438-86**
The by-law requires a minimum of 54 residential parking spaces and 7 visitor parking spaces to be provided on the lot.
The building will have 32 residential parking spaces and 2 visitor parking spaces.

- Section 2(1), By-law 438-86**

The by-law requires a 'loading space – type G' to have minimum dimensions of 3.5 m (4.0 m where enclosed) by 13.0 m.

The 'loading space – type G' has dimensions of 3.0 m by 13.0 m.

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 appropriate for the development 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. Plans filed with the application **will not be 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.

For more information please telephone our office. Call **Grant Munday, (416) 392-1299**, Office of the Committee of Adjustment, Toronto City Hall, Toronto, ON, M5H 2N2.

Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East York Panel