

File Copy

Mailed on/before: Sunday, March 31, 2013

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

MEETING DATE AND TIME: Wednesday, April 10, 2013 at 1:00 p.m.

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

File Number:	A0091/13TEY	Zoning	MCR (Waiver)
Owner(s):	MINTO KWT INC	Ward:	Trinity-Spadina (19)
Agent:	ROBYN RABINOWITZ MINTOURBAN COMMUNITIES INC.		
Property Address:	775 KING ST W, 78 TECUMSETH ST (751, 761, 771 KING ST W)	Community:	Toronto
Legal Description:	MILITARY RES BLK L PT LTS 9 & 10 RR 69.417X40.000 68.000X208.000 << ENTRANCE ADDRESS FOR 771 KING ST W		

PURPOSE OF THE APPLICATION:

To maintain the as-built dimensions of 74 parking spaces within the underground garage.

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

- 1. Section 4(17) By-law 438-86**
The minimum dimensions of a parking space, obstructed on one side, accessed by a one-way or two-way drive aisle having a width of 6.0 m or more measured at the entrance to the parking space, shall be: length 5.6 m x height 2.0 m x width 2.9 m.
In this case, 4 parking spaces are obstructed on one side and have a minimum width of 2.41 to 2.44 m.
- 2. Section 4(17) By-law 438-86**
The minimum dimensions of a parking space, obstructed on one side, accessed by a one-way or two-way drive aisle having a width of 6.0 m or more measured at the entrance to the parking space, shall be: length 5.6 m x height 2.0 m x width 2.9 m.
In this case, 63 parking spaces are obstructed on one side and have a minimum width of 2.6 m.
- 3. Section 4(17), By-law 438-86**
The minimum dimensions of a parking space, obstructed on two sides, accessed by a one-way or two-way drive aisle having a width of 6.0 m or more measured at the entrance to the parking space, shall be: length 5.6 m x height 2.0 m x width 3.2 m.
In this case, 2 parking spaces are obstructed on two sides and have a minimum length of 5.0 m.
- 4. Section 4(17), By-law 438-86**

The minimum dimensions of a parking space, obstructed on two sides, accessed by a one-way or two-way drive aisle having a width of 6.0 m or more measured at the entrance to the parking space, shall be: length 5.6 m x height 2.0 m x width 3.2 m.

In this case, 5 parking spaces are obstructed on two sides and have a minimum width of 2.6 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 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. 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 **Theresa Tumidajski, (416) 392-7334**, 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