



City Planning Division
Gary Wright, Acting Chief Planner and Executive Director

Committee of Adjustment
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Wednesday, April 16, 2008

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

File Number:	A0349/07TEY	Zoning	CR T1.0 C1.0 R0 & Site Specific By-law 1996-0483 (Waiver)
Owner(s):	PIER 27 TORONTO INC	Ward:	Toronto Centre-Rosedale (28)
Agent:	MCCARTHY TETRAULT		
Property Address:	25 QUEENS QUAY E	Community:	
Legal Description:	PL 63R 3521 OWNER PT 1		

Notice was given and a Public Hearing was held on Wednesday, April 16, 2008, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct 2 fourteen-storey residential condominium buildings with below grade parking.

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

1. **Definitions**

(a) **Section 4(2), By-law 1996-0438**

Attenuated is defined as an opening complying with the sound isolation performance standards described in the *Section 37 Agreement* and *Three Party Agreement*.

As a result of updated sound information, the proposal is to redefine the term *attenuated*, referred to throughout By-law 1996-0438 and the variances requested herein, to mean the sound isolation requirements described only in the *Section 37 Agreement*, as amended.

(b) **Section 4(3), By-law 1996-0438**

Blinder ledge is defined as an opaque or *translucent* structure which may include louvers, projecting horizontally a minimum of at least 1.5 metres from the wall at the base of an *attenuated* window, and shall: (i) be at least the same width as the *attenuated* window; and (ii) be located at a minimum height relative to the finished floor level of the room in which the *attenuated* window is located, of between 1.0 metre and 1.5 metres above such floor level; provided, in the case of louvers, the construction is such that any straight line drawn from any point on such window through the *blinder ledge* is intercepted by a portion of the *blinder ledge*.

12. Mapping

- (a) It is proposed that Revised Plan 1A, Revised Plan 1B and Revised Plan 3 form part of the variances and replace Plan 1A, Plan 1B and Plan 3 of By-law 1996-0438, with respect to *New Building B* and *New Building D*, including accessory and ancillary structures and uses.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.