

CAMROST YORK DEVELOPMENT CORP (MTCC 979)
10 YONGE ST
TORONTO ON M5E 1R4

Mailed on/before: Thursday, June 2, 2011

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

MEETING DATE AND TIME: Wednesday, June 22, 2011 at 1:00 p.m.

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

File Number:	A0166/11TEY	Zoning:	CRT6.7C5.1R1.7(PPR)
Owner(s):	PINNACLE INTERNATIONAL (BAY ST) LTD	Ward:	Toronto Centre-Rosedale (28)
Agent:	JASON PARK		
Property Address:	33 BAY ST & 16-18 HARBOUR ST	Community:	Toronto
Legal Description:	PLAN 655E PT BLK 5 RP 66R22447 PARTS 1 TO 4 15 TO 20 22 TO 51 54 TO 57 RP 66R24387 PARTS 2 TO 18 20 23 25 27 28 30 31 33 TO 36		

PURPOSE OF THE APPLICATION:

To enclose the existing rooftop swimming pool on Building C (16-18 Harbour St), and to increase the number of residential dwelling units in Building D (33 Bay St).

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

- Section 1(4) (b), By-law 362-1998 OMB**
The maximum permitted combined non-residential gross floor area and residential gross floor area on Parts 6, 7, 8, 9 and 10 on Plan 2 is 140 960.0 m².
Decision number A0169/10TEY permitted a combined gross floor area of 158 936 m².
The alterations to **Building C** and **Building D** will have a combined non-residential and residential gross floor area of 159,388.0 m².
- Section 1(4) (b), By-law 362-1998 OMB**
The maximum permitted gross floor area for dwelling units is 120.630 m².
Decision number A0169/10TEY permitted a gross floor area of 148.386.0 m².
The two additional dwelling units to be located in **Building D** will increase the gross floor area to 148.8380 m².
- Section 1(4) (b), By-law 362-1998 OMB**

A maximum of 1500 dwelling units are permitted on Parts 6, 7, 8, 9, and 10 on Plan 2.
Decision number A0169/10TEY permitted 1,932 dwelling units.
The **Building D** will contain a total of 1,934 dwelling units.

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

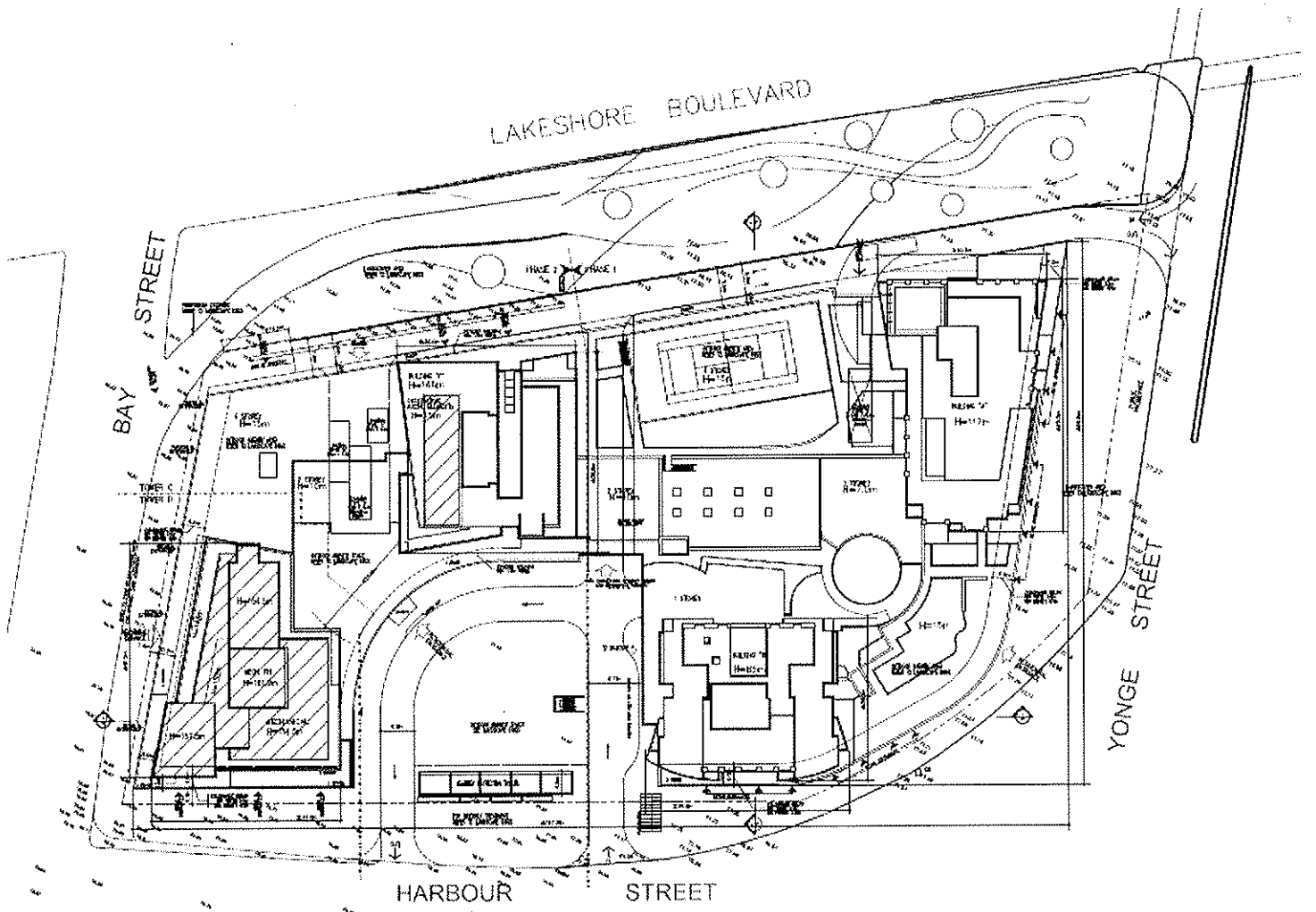
Attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. Plans filed with the application **will not be photocopied.**

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 **Joseph Sanseverino, (416) 338-5917**, 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



33 Bay St & 16-18 Harbour St (File No.A0166/11TEY) – Proposed Site Plan