

FILE COPY

Mailed on/before: Sunday, June 14, 2015

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**MEETING DATE AND TIME:** Wednesday, June 24, 2015 at 2:30 p.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0445/15TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	VINCENZO RACCO	Ward:	Trinity-Spadina (19)
Agent:	VICTOR HIPOLITO		
Property Address:	1012 SHAW ST	Community:	Toronto
Legal Description:	PLAN 901 PT LOTS 36 & 37		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (90.47 m²).The new detached dwelling will have a floor space index equal to 1.65 times the area of the lot (248.25 m²).**2. Chapter 10.20.40.10.(2)(B), By-law 569-2013**

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.

The height of the side exterior main walls facing a side lot line will be 10.0 m.

3. Chapter 10.10.40.30.(1)(A), By-law 569-2013

The maximum permitted depth of a detached dwelling is 17.0 m.

The new detached dwelling will have a depth of 17.20 m.

4. Chapter 10.10.40.70.(2), By-law 569-2013

The minimum required rear yard setback is 7.5 m.

The new detached dwelling will be located 5.99 m from the west rear lot line.

5. Chapter 10.10.40.70.(4)(A), By-law 569-2013

The minimum required side yard setback is 0.45 m.
The new detached dwelling will be located 0.16 m from the south side lot line.

6. Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 0.58 m if it is no closer to a side lot line than 0.45 m.
The front porch will encroach 1.31 m into the required front yard setback.

7. Chapter 10.5.50.10.(1)(D), By-law 569-2013

A minimum of 75% (3.22 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 33.5% (1.44 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

8. Chapter 200.5.10.1.(1), By-law 569-2013

A minimum of one parking space is required to be provided on site.
No parking space will be provided on site.

1. Section 6(3) Part I 1, By-law 438-86

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (90.47 m²).
The new detached dwelling will have a residential gross floor area equal to 1.65 times the area of the lot (248.25 m²).

2. Section 6(3) Part II 4, By-law 438-86

The minimum required rear yard setback is 7.5 m.
The new detached dwelling will be located 5.99 m from the west rear lot line.

3. Section 6(3) Part II 3.B(I), By-law 438-86

The minimum required side lot line setback for a detached house is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The new detached dwelling will be located 0.16 m from the south side lot line.

4. Section 6(3) Part II 3.B(II), By-law 438-86

The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.
The 0.20 m portion of the new detached dwelling, exceeding the 17 m depth, will be setback 0.16 m from the south side lot line, and 0.61 m from the north side lot line.

5. Section 6(3) Part II 3(II), By-law 438-86

The minimum required side yard setback from the side wall of an adjacent building that contains openings is 1.2 m.
The new detached dwelling will be located 0.0 m from the side wall of the south adjacent building at 1010 Shaw Street, and 0.83 m from the side wall of the north adjacent building at 1014 Shaw Street.

6. Section 4(4)(B), By-law 438-86

A minimum of one parking space is required to be provided on site.
No parking space will be provided on site.

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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