

Mailed on/before: Sunday, November 22, 2015

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

MEETING DATE AND TIME: Wednesday, December 2, 2015 at 9:30 a.m.

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

File Number:	A0951/15TEY	Zoning	R (d0.6)(x735) & R2 Z0.6 (WAIVER)
Owner(s):	ROBERT ARMOUR	Ward:	Trinity-Spadina (19)
Agent:	DAVID FOOTMAN	Heritage:	Not Applicable
Property Address:	194 CLINTON ST	Community:	Toronto
Legal Description:	PLAN 75 PT LOT 12 RP 63R1153 PART 6		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a front two-storey addition.

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 is 0.6 times the area of the lot (149.10 m²).
The altered detached dwelling will have a floor space index equal to 0.64 times the area of the lot (160.0 m²).
2. **Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side lot line setback is 0.45 m.
The altered dwelling will be located 0.0 m from the south side lot line.
3. **Chapter 10.5.60.20.3(C)(iii), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure in the rear yard is 0.3 m.
The rear existing storage shed with the attached pergola will be located 0.15 m from the north side lot line.
4. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required.
In this case, zero parking spaces will be provided.
1. **Section 6(3) Part I 1, by-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (149.10 m²).
The altered dwelling will have a residential gross floor area equal to 0.64 times the area of the lot (160.0 m²).

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

The minimum required side lot line setback from the side wall of an adjacent building that contains openings is 1.2 m.

The altered dwelling will be located 0.0 m from the side wall of the south adjacent building at 192 Clinton Street, which contains openings.

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

The minimum required side lot line setback for the portion of the dwelling not exceeding a depth of 17.0 m is 0.45 m, where the side wall contains no openings.

The portion of the altered dwelling not exceeding 17.0 m in depth will be located 0.0 m from south side lot line and 0.30 m from the north side lot line (measured from the canopy on the north side).

4. Section 4(5)(B), By-law 438-86

A minimum of one parking space is required to be provided.

In this case, zero parking spaces will be provided.

5. Section 6(3) Part II 7(I), By-law 438-86

An accessory structure is required a minimum 3.0 m setback from all lot lines.

The rear existing storage shed with the attached pergola will be located 0.15 m from the north side lot line and 1.45 m from the south side lot line.

6. Section 6(3) Part II 7(II), By-law 438-86

The minimum required setback of an accessory structure to an adjacent residential building is 4.5 m.

The rear existing storage shed with the attached pergola will be located 1.88 from the east adjacent residential building, 194 Clinton Street.

The rear existing storage shed with the attached pergola will be located 3.55 m from the north adjacent residential building at 196 Clinton Street.

The rear existing storage shed with the attached pergola will be located 2.10 m from the south adjacent residential building at 192 Clinton Street.

PLEASE SEND YOUR WRITTEN COMMENTS TO THE APPLICATION TECHNICIAN NAMED ON THIS NOTICE, BY 4:00 P.M., THURSDAY, NOVEMBER 26, 2015.

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, E-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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