

Mailed on/before: Sunday, January 31, 2016

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

MEETING DATE AND TIME: Wednesday, February 10, 2016 at 4:00 p.m.

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

File Number:	A0598/15TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (ZR)
Owner(s):	JINZHU LI	Ward:	Trinity-Spadina (19)
Agent:	YACHUN LIU	Heritage:	Not Applicable
Property Address:	147 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 74 PT LOT 82		

PURPOSE OF THE APPLICATION:

To construct a new 3-storey detached dwelling.

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

- 1. Chapter 10.10.40.40(1)(A), By-law 569-2015**
The maximum permitted floor space index is 1.0 times the area of the lot (297.10 m²).
The new 3-storey dwelling will have a floor space index equal to 1.15 times the area of the lot (342 m²).
- 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a detached house is 17.0 m.
The new 3-storey detached dwelling will have a building depth of 18.9 m.
- 3. Chapter 10.10.40.10.(2)(B)(i), 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 the north side lot line is 8.48 m.
- 4. Chapter 10.10.40.10.(2) (B)(ii), 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 the south side lot line is 8.48 m.
- 5. Chapter 10.20.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback for a detached house is 0.9 m.
The new dwelling will be located 0.74 m from north side lot line.

6. **Chapter 10.20.40.70.(4)(A), By-law 569-2013**
 The minimum required side yard setback for a detached house is 0.45 m.
 The new dwelling will be located 0.0 m from south side lot line for the front portion of the building which extends at a depth of 8.23 m.

7. **Chapter 10.5.40.60.(2)(A), By-law 569-2013**
 A canopy, awning, or similar structure above a platform is permitted to encroach into a required building setback to the same extent as the platform it is covering.
 The roof of the front porch will encroach 0.45 m beyond the porch it is covering.

8. **Chapter 10.5.50.10.(3)(A), By-law 569-2013**
 A lot with a residential building, other than an apartment building must have a minimum of 50% of their rear yard for soft landscaping (72 m²).
 In this case, 39% of the rear yard will be maintained as soft landscaping (56 m²).

1. **Section 6(3) Part I 1, By-law 438-86**
 The maximum permitted gross floor area is 1.0 times the area of the lot (297.1 m²).
 The new dwelling will have a residential gross floor area equal to 1.15 times the area of the lot (342 m²).

2. **Section 6(3) Part II 3.B(II), By-law 438-86**
 The minimum required side lot line setback for the portion of the dwelling not exceeding a depth of 17 m is 0.9 m.
 The new dwelling will be located 0.74 m from the north side 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 in an R4 district is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
 The new dwelling will be located 0.0 m from the south side lot line for the front portion of the building which extends at a depth of 8.23 m.

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 new dwelling, exceeding the 17 m depth, will be setback 0.74 m from the north side lot line and 0.91 m from the south side lot line.

5. **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 new dwelling will be setback 0.74 m from the side wall of the adjacent building to the north.

6. **Section 6(3) Part II 3(i), By-law 438-86**
 The minimum required side lot line setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
 The new dwelling will be setback 0.0 m from the side wall of the adjacent building to the south for the front portion of the building which extends at a depth of 8.23 m.

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 4:00 PM, THURSDAY, FEBRUARY 4, 2016.

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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