

**Mailed on/before:** Saturday, February 27, 2016

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

**MEETING DATE AND TIME:** Tuesday, March 8, 2016 at 9:30 a.m.

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

File Number:	A1221/15TEY	Zoning	R(d0.6)(x735)
Owner(s):	ELIZABETH MCCAIG RAO	Ward:	Trinity-Spadina (19)
Agent:	GAETANO RAO	Heritage:	Not Applicable
Property Address:	<b>451 MANNING AVE</b>	Community:	Toronto
Legal Description:	PLAN 574 BLK D PT LOT 278 AND RP 66R25334 PARTS 2 AND 3		

**PURPOSE OF THE APPLICATION:**

To alter the existing 2½-storey semi-detached dwelling by constructing a front second floor terrace, and front third floor balcony.

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

**1. Chapter 10.5.40.50.(3), By-law 569-2013**

A platform located at or above the second storey of a building may be no higher than the level of the storey from which it gains access.

In this case, second floor deck and third floor terrace are higher than the level of the storey from which they gain access.

**2. Chapter 10.5.40.60.(1)(B), By-law 569-2013**

A platform with a floor higher than the first storey of the building above established grade may encroach into the required front yard setback the lesser of 1.5 m or 50% of the required front yard setback (2.28 m) provided it is no closer to a side lot line than the required side yard setback.

In this case, the second floor terrace will encroach into the required front yard setback 2.95 m.

**3. Chapter 10.5.40.60.(2)(A), By-law 569-2013**

A canopy, awning or similar structure, with or without structural support, or a roof over a platform which complies with regulation 10.5.40.60.(1) may encroach into the required setback to the same extent as the platform it is covering.

In this case, the roof will cover the second floor platform, which does not comply with regulation 10.5.40.60.(1).

4. **Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 10.0 m.  
The altered dwelling will have a height of 11.27 m.
5. **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.  
In this case, the side exterior main walls of the altered dwelling will have a height of 11.27 m.
6. **Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth for a semi-detached dwelling is 17.0 m.  
The altered dwelling will have a building depth of 23.39 m.
1. **Section 6(3) Part II 2 (II), By-law 438-86**  
The minimum required front yard setback is 4.52 m.  
The altered dwelling will be located 2.02 m from the west front lot line.
2. **Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback of a semi-detached or row house dwelling is 0.45 m where the side wall contains no openings.  
The altered dwelling will be located 0.18 m from the north side lot line.
3. **Section 4(2), By-law 438-86**  
The maximum permitted building height is 10.0 m.  
The altered dwelling will have a height of 11.27 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, MARCH 3, 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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