

Mailed on/before: Sunday, April 3, 2016

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

MEETING DATE AND TIME: Wednesday, April 13, 2016 at 1:30 pm

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

File Number:	A0027/16TEY	Zoning	CR 3.0 (c1.0; r2.5) SS2 (x1575) & MCR T3.0 C1.0 R2.5 (ZZC)
Owner(s):	2105167 ONTARIO LTD.	Ward:	Trinity-Spadina (19)
Agent:	HANIEH REZAEI	Heritage:	Not Applicable
Property Address:	1070 QUEEN ST W	Community:	Toronto
Legal Description:	PLAN D186 PT LOT 2		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey mixed use building containing two dwelling units and ground floor commercial, by constructing a rear four-storey addition containing an additional dwelling unit and an extension of the existing ground floor commercial unit.

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

- Chapter 40.10.40.40.(1)(B), By-law 569-2013**
The maximum non-residential floor space index is 1.0 times the area of the lot (232.84 m²).
The altered mixed-use building will have a non-residential floor space index equal to 1.12 times the area of the lot (261.26 m²).
- Chapter 900.11.10(2)(A), By-law 569-2013**
The minimum required number of parking spaces is four (two for the dwelling units and two for the retail store).
In this case, two parking spaces will be provided on the lot.
- Chapter 40.10.40.70.(2)(B)(ii), By-law 569-2013**
Where the rear lot line abuts a lane, the building must be set back 7.5 m from the lot line of the lot abutting the lane on the opposite side of the lane.
The altered mixed-use building will be located 5.10 m from the lot line of the lot abutting the lane on the opposite side of the lane.

4. **Chapter 40.10.40.80.(2)(A), By-law 569-2013**
 Any main wall of a building where a main wall of the building has windows and a line projected at a right angle from one of these main walls intercepts another main wall with windows on the same lot, the minimum above ground distance between the main walls is 11.0 m.
 In this case, the distance between main walls will be 7.69 m.

5. **Chapter 40.10.40.60.(3)(A)(iii), By-law 569-2013**
 Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.3 m.
 In this case, the exterior stairs will be located 0.0 m from the west side lot line.

6. **Chapter 40.10.40.70.(2)(E)(i), By-law 569-2013**
 If a lot abuts a Residential Zone Category or Residential Apartment Zone Category, every building on the lot in the CR Zone may not penetrate a 45 degree angular plane projected over a shallow lot, along the entire required rear yard setback, starting at a height of 10.5 m above the average elevation of the ground along the rear lot line.
 In this case, the altered mixed-use building will penetrate the angular plane.

1. **Section 8(3) Part I 2, By-law 438-86**
 The maximum non-residential gross floor area is 1.0 times the area of the lot (232.84 m²).
 The altered mixed-use building will have a non-residential gross floor area equal to 1.12 times the area of the lot (261.26 m²).

2. **Section 8(3) Part II 4(A), By-law 438-86**
 The minimum required setback from a lot in a residential or park district is 7.5 m.
 The altered mixed-use building will be located 5.10 m from a lot in a residential or park district.

3. **Section 8(3) Part II 4(C)(III), By-law 438-86**
 A building is required to be within the 45 degree angular plane projected over the lot from an elevation of 10.0 m above the average elevation of the ground at a distance of 7.5 m from a lot in a residential or park district.
 In this case, the altered mixed-use building will penetrate the angular plane.

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 4:00 P.M, THURSDAY, APRIL 7, 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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