

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 2:30 p.m.

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

File Number:	A0052/16TEY	Zoning	R(d0.6)(x735) & R2 Z0.6(ZZC)
Owner(s):	JOYCE LEE SHEUNG LUN LEE	Ward:	Trinity-Spadina (19)
Agent:	JENNIFER SPRAGG	Heritage:	Not Applicable
Property Address:	<b>553 SHAW ST</b>	Community:	Toronto
Legal Description:	PLAN 571 PT LOT 10		

**PURPOSE OF THE APPLICATION:**

To alter the existing three-storey detached dwelling by constructing: a rear two-storey addition, a front basement walkout and to convert the dwelling into two residential units.

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

**1. Chapter 10.40.40.(2)(A), By-law 569-2013**

Additions to the rear of a detached dwelling erected before October 15, 1953, are permitted provided; the floor space index of the building as enlarged does not exceed 0.69 times the area of the lot (217.35 m<sup>2</sup>). The converted dwelling will have a floor space index equal to 1.14 times the area of the lot (358.58 m<sup>2</sup>), including the basement.

**2. Chapter 150.10.40.1.(3)(A), By-law 569-2013**

A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street. In this case, the front basement walkout alters the front main wall that faces a street.

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

Additions to the rear of a detached dwelling erected before October 15, 1953, are permitted provided; the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot (217.35 m<sup>2</sup>). The converted dwelling will have a residential gross floor area equal to 0.80 times the area of the lot (252.42 m<sup>2</sup>).

**2. Section 6(2)1(iii) A, By-law 438-86**

A converted house is a permitted use, provided there is no addition or alteration to a wall that faces a street. The front basement walkout alters the front wall of the building that faces a street.

**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, 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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