

File Copy

Mailed on/before: Sunday, April 10, 2016

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**MEETING DATE AND TIME:** Wednesday, April 20, 2016 at 3:30 p.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0109/16TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (PPR)
Owner(s):	HUMBERTO ARRUDA GABRIELA ARRUDA	Ward:	Trinity-Spadina (19)
Agent:	ARMANDO BARBINI	Heritage:	Not Applicable
Property Address:	186 EUCLID AVE	Community:	Toronto
Legal Description:	PLAN D70 PT LOTS 7 & 8		

PURPOSE OF THE APPLICATION:

To construct a two-storey row dwelling and to maintain the existing garage at the rear.

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

- Chapter 10.10.40.80.(1) (A), By-law 569-2013**
The minimum required distance between townhouse main walls is 2.0 m where there are no openings to dwelling units in those main walls.
The distance between main walls will be 0.1 m.
- Chapter 10.5.60.1(4) (B), By-law 569-2013**
The maximum permitted building depth for a townhouse is 14.0 m.
The building depth will be 18.18 m.
- Chapter 10.5.60.1.(.), By-law 569-2013**
In a residential zone category, no above-ground part of an ancillary building or structure may be erected prior to the erection of the main walls and completion of the roof of a residential building on the same lot.
In this case, the rear garage is existing and therefore will be maintained.
- Chapters 10.5.40.70 (B) & 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 1.96 m.

The front yard setback will be 1.88 m.

5. Chapter 10.5.40.60 (3), By-law 569-2013

In a residential zone category, exterior stairs, providing access to a building or structure may encroach into a required minimum building setback as follows if exterior stairs are no wider than 2.0 m and no closer to a lot line than 0.6 m..

The stairs will be located 0.0 m from the front lot line.

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

A building on an inside lot is required to have a minimum front lot line setback of 1.96 m.

The front lot line setback will be 1.58 m.

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

A building is required to have a minimum separation distance of 0.90 m to the side wall of an adjacent building that contains no openings.

The rear portion of the building will be located 0.10 m from the adjacent building.

3. Section 6(3) Part II 3.C(I), By-law 569-2013

A row house is required to have a side lot line setback of 0.45 m, where the side wall contains no openings.

The rear portion of the building will not be constructed as a party wall and will have a side lot line setback of 0.1 m on the north and south sides.

4. Section 6(3) Part II 5(1), By-law 438-86

The maximum permitted building depth is 14.0 m.

The building depth will be 16.05 m.

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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