

**Mailed on/before:** Sunday, July 3, 2016

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

**MEETING DATE AND TIME:** Wednesday, July 13, 2016 at 4:00 p.m.

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

File Number:	A0328/16TEY	Zoning	R (d1.0) & R4 Z1.0 (ZZC)
Owner(s):	2391808 ONTARIO LIMITED	Ward:	Trinity-Spadina (19)
Agent:	ARMANDO BARBINI	Heritage:	Not Applicable
Property Address:	<b>1002-1004 DUNDAS ST W &amp; 1A MONTROSE AVE</b>	Community:	Toronto
Legal Description:	PLAN 748 PT LOTS 105 AND 106 RP 63R1727 PT PARTS 2 AND 3		

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey semi-detached dwelling with roof-top amenity space as described in Consent Application B0017/16TEY.

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

- 1. Chapter 10.10.30.10.(1)(B), By-law 569-2013**  
The minimum required lot area is 180.0 m<sup>2</sup>.  
The area of the conveyed lot will be 61.90 m<sup>2</sup>.
- 2. Chapter 10.10.30.20.(1)(B), By-law 569-2013**  
The minimum required lot frontage is 6.0 m.  
The frontage of the lot will be 4.64 m.
- 3. Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building or structure height is 10.0 m.  
The new three-storey semi-detached dwelling will have a height of 12.85 m.
- 4. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 7.5 m.  
The height of the rear exterior main wall of the semi-detached dwelling will be 12.05 m.
- 5. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 1.0 times the area of the lot (61.9 m<sup>2</sup>).

The semi-detached dwelling will have a floor space index of 2.47 times the area of the lot (153.0 m<sup>2</sup>).

**6. Chapter 10.10.40.70.(2), By-law 569-2013**

The minimum required rear yard setback for a semi-detached house is 7.5 m.  
The semi-detached dwelling will be located 1.4 m from the east rear lot line.

**7. Chapter 10.10.40.70.(4)(B), By-law 569-2013**

The minimum required side yard setback for a semi-detached house is 0.45 m.  
The semi-detached dwelling will be located 0.0 m from the south side lot line.

**8. Chapter 10.5.40.60.(1)(C), By-law 569-2013**

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into 50% of the required rear yard setback, which in this case is 0.70 m.  
The platform will encroach 1.12 m into the required rear yard setback.

**9. Chapter 200.5.10.1.(1), By-law 569-2013**

A minimum of one parking space is required to be provided.  
In this case, no parking spaces will be provided.

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

The maximum permitted residential gross floor area is 1.0 times the area of the lot (61.90 m<sup>2</sup>).  
The semi-detached dwelling will have a residential gross floor area equal to 2.47 times the area of the lot (153.0 m<sup>2</sup>).

**2. 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 semi-detached dwelling will be setback 0.0 m from the adjacent building to the south.

**3. 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 semi-detached dwelling will be located 0.0 m from the south side lot line.

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

The minimum required rear yard setback is 7.5 m.  
The new semi-detached dwelling will be located 1.4 m from the rear east lot line.

**5. Section 6(3) Part III 1(a), By-law 438-86**

A minimum of 30% of the lot area (18.57 m<sup>2</sup>) shall be landscaped open space.  
In this case, 13 % of the lot area (8.03 m<sup>2</sup>) will be landscaped open space.

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

The minimum required frontage of a residential lot is 6.0 m.  
The new lot will have a lot frontage of 4.64 m.

**7. Section 4(2), By-law 438-86**

The maximum permitted building height is 10 m.  
The new three-storey semi-detached dwelling will have a height of 12.85 m.

**8. Section 4(4)(b), By-law 438-86**

A minimum of one parking space is required to be provided.  
In this case, no parking spaces will be provided.

**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, JULY 7, 2016.**

**TO VIEW PLANS ONLINE** please use **the Application Information Centre found at [www.toronto.ca/aic](http://www.toronto.ca/aic)**

**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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