

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 1:30 p.m.

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

File Number:	A0326/16TEY	Zoning:	R(d1.0) & R3 Z1.0 (ZPR)
Owner(s):	XIU JIAN LIANG JIAN NING CHEN	Ward:	Trinity-Spadina (19)
Agent:	DAVID FOOTMAN	Heritage:	Not Applicable
Property Address:	159 EUCLID AVE	Community:	Toronto
Legal Description:	PLAN 89 PT LOTS 22 & 23		

PURPOSE OF THE APPLICATION:

To convert the existing two-storey semi-detached dwelling into three dwelling units by constructing: a rear three-storey addition with rear second-storey deck, a front one-storey addition and to construct a rear detached garage.

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

- 1. 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 (199.07 m²).
The converted semi-detached dwelling will have a floor space index equal to 1.06 times the area of the lot (211.89 m²).
- 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The converted dwelling will have a building depth of 21.01 m.
- 3. Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main wall facing the south side lot line will be 8.28 m.
- 4. 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.
The height of the side exterior main walls facing the north side lot line will be 8.28 m.
- 5. Chapter 150.10.40.1.(3)(A), By-law 569-2013**

A secondary suite is a permitted use provided that an addition or alteration to a building does not alter or add to a main wall or roof that faces a street.

In this case, the addition will alter the front main wall that faces a street.

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

A minimum of two parking spaces are required to be provided.

In this case, one parking space 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 (199.07 m²).

The converted dwelling will have a floor space index equal to 1.5 times the area of the lot (301.07 m²).

2. Section 6(3) Part II 5(I), By-law 438-86

The maximum permitted building depth is 14.0 m.

The converted dwelling will have a building depth of 21.82 m.

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

A converted house is a permitted use provided there is no alteration or addition to the front wall of the house that faces a street.

The front basement walkout will alter the front wall of the house that faces a street.

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

A converted house is a permitted use provided an addition does not exceed 15% of the area of the lot (29.85 m²).

The addition will me 38% of the area of the lot (76.77 m²).

5. Section 6(2) 1(v), By-law 438-86

A converted house is a permitted use provided there is no substantial change in the appearance of the building as the result of the conversion.

In this case, the proposal substantially changes the appearance of the building.

6. Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86

The minimum required side lot line setback is 0.45 m, where the side wall contains no openings.

The converted dwelling will be located 0.0 m from the north and south side lot lines.

7. Section 4(5)(B), By-law 438-86

A minimum of two parking spaces are required to be provided.

In this case, one parking space 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**

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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