

Mailed on/before: Tuesday, June 21, 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:	A0557/16TEY	Zoning	CR 1.5 (c0.5; r1.5) SS2 H10.0 & CR T1.5 C0.5 R1.5, H10.0
Owner(s):	ANGELA LEIGH TODARO	Ward:	Trinity-Spadina (19)
Agent:	MICHAEL LAFRENIERE	Heritage:	Not Applicable
Property Address:	360 HARBORD ST (PARTS 1 & 2)	Community:	Toronto
Legal Description:	PLAN 430 BLK D PT LOTS 22 & 23		

PURPOSE OF THE APPLICATION:

To construct a new 4-storey semi-detached dwelling with rear integral garage.

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

- 1. Chapter 40.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index for all uses on the lot is 1.5 times the area of the lot (171.00 m²).
The new four-storey semi-detached dwelling will have a floor space index equal to 1.90 times the area of the lot (216.93 m²).
- 2. Chapter 40.10.40.40.(1)(C), By-law 569-2013**
The maximum permitted residential floor space index is 1.5 times the area of the lot (171.00 m²).
The new four-storey semi-detached dwelling will have a residential floor space index equal to 1.90 times the area of the lot (216.93 m²).
- 3. Chapter 40.10.20.40.(1), By-law 569-2013**
A semi-detached house is not a permitted building type.
In this case, a semi-detached house will be permitted.
- 4. Chapter 40.10.30.20.(1), By-law 569-2013**
The minimum required lot frontage is 9.0 m.

In this case, the newly severed lot will have a lot frontage equal to 5.86 m.

5. **Chapter 40.10.40.10.(2)(A), By-law 569-2013**
The maximum permitted height is 10.0 m.
The new four-storey semi-detached dwelling will have a height of 13.01 m.
6. **Chapter 40.10.40.10.(5), By-law 569-2013**
The minimum required height of the first storey is 4.5 m.
In this case, the first storey will have a height of 2.80.
7. **Chapter 40.10.40.70.(2)(B)(i), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The new four-storey semi-detached dwelling will be located 4.12 m from the rear north lot line (measured to the rear balcony).
8. **Chapter 40.10.40.70.(2)(E)(i), By-law 569-2013**
Buildings 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 new four-storey semi-detached dwelling will penetrate the angular plane.
9. **Chapter 40.10.50.10.(3), By-law 569-2013**
If a lot abuts a lot in the Residential Zone category or Residential Apartment Zone Category, a minimum 1.5 m wide strip of land used only for soft landscaping must be provided along the part of the lot line abutting the lot in the Residential Zone category or Residential Apartment Zone Category.
In this case, the 1.5 m wide soft landscaping strip will not be provided.
10. **Chapter 40.5.40.70.(1)(A), By-law 569-2013**
A building or structure must be no closer than 3.0 m from the original centerline of a lane if the lot abutting the other side of the lane is not in the Residential Zone Category or Open Space Zone category.
The new four-storey semi-detached dwelling will be located 2.50 m from the original centerline of the lane located to the west.
1. **Section 8(3) Part I 1, By-law 438-86**
The maximum permitted combined non-residential and residential gross floor area is 1.5 times the area of the lot (171.00 m²).
The new four-storey semi-detached dwelling will have a residential gross floor area equal to 1.90 times the area of the lot (216.93 m²).
2. **Section 8(3) Part I 3(A), By-law 438-86**
The maximum permitted residential gross floor area is 1.5 times the area of the lot (171.00 m²).
The new four-storey semi-detached dwelling will have a residential gross floor area equal to 1.90 times the area of the lot (216.93 m²).
3. **Section 4(2)(a), By-law 438-86**
The maximum permitted height is 10.0 m.
The new four-storey semi-detached dwelling will have a height of 13.01 m.
4. **Section 4(14)(A), By-law 438-86**

A building or structure shall be no closer than 3.0 m from the original centerline of a public lane. The new four-storey semi-detached dwelling will be located 2.50 m from the original centerline of the public lane located to the west.

Applications B0027/16TEY, A0557/16TEY & A0558/16TEY will be considered jointly.

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, 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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