

File Copy

Mailed on/before: Sunday, July 16, 2017

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**MEETING DATE AND TIME:** Wednesday, July 26, 2017 at 1:30 p.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0295/17TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	YING YI LI	Ward:	Trinity-Spadina (19)
Agent:	LHW ENGINEERING LTD	Heritage:	Not Applicable
Property Address:	515 CONCORD AVE	Community:	Toronto
Legal Description:	PLAN M60 PT LOT 26		

PURPOSE OF THE APPLICATION:

To construct a deck atop the existing rear detached garage.

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

- Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure in a rear yard and 1.80 m or more from the residential building on the lot is 0.30 m.
The side yard setback for the ancillary building will be 0.13 m on the north side and 0.09 m on the south side.
- Chapter 10.5.60.40.(3), By-law 569-2013**
An ancillary building or structure may not have more than one storey.
The ancillary building will have two storeys.
- Chapter 10.5.60.40.(2)(B), By-law 569-2013**
The maximum height of an ancillary building or structure is 4.00 m.
The height of the ancillary building will be 5.18 m.
- Chapter 10.10.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage by an ancillary building or structure is 5% of the lot area (9.80 m²).
The ancillary building will cover 17% of the lot area (34.06 m²).

1. Section 6(3) Part II 7(I), By-law 438-86

An accessory structure is required to have a minimum lot line setback of 3.00 m from all lot lines. The accessory building will have a lot line setback of 1.71 m from the rear lot line, 0.13 m from the north lot line and 0.09 m from the south lot line.

2. Section 2(1), By-law 569-2013

A private garage is limited to one storey. The private garage will have two stories.

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

The by-law limits the height of a private garage to 4.00 m. The garage will be 5.18 m in height.

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

The by-law limits an accessory building to a floor area not greater than 5% of the area of the lot (9.80 m²).

The accessory building will have a floor area of 17% of the area of the lot (34.06 m²).

*Please e-mail 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 20, 2017.***

All submissions will become part of the public record.

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

Application plans and other related materials are available to be viewed **online** by visiting the Application Information Centre at www.toronto.ca/aic

If you are not able to view plans online, copies of application submissions can be obtained, **in person**, by attending the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. Service fees may apply.

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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