

Mailed on/before: Thursday, September 7, 2017

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

MEETING DATE AND TIME: Wednesday, September 27, 2017 at 4:30 p.m.

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

File Number:	A0616/17TEY	Zoning	R (d1.0) (x806) & R4 Z1.0 (ZZC)
Owner(s):	ASHLEY GOLLOGLY BARDIA BARDI	Ward:	Trinity-Spadina (19)
Agent:	SIMON WEST	Heritage:	Not Applicable
Property Address:	111 GIVINS ST	Community:	
Legal Description:	PLAN 194 PT LOTS 51 & 52		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with a front porch, a front basement walkout, a rear ground floor deck, a rear third storey deck, a front third storey deck, and a rear detached garage.

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

- Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10 m.
The new detached dwelling will have a height of 10.4 m.
- Chapter 10.10.40.10.(2)(B)(i)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 10 m.
The height of the side exterior main walls facing a side lot line will be 10.4 m.
- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17 m.
The new detached dwelling will have a depth of 18.29 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 1.0 times the area of the lot (223.32 m²).

The new detached dwelling will have a floor space index equal to 1.14 times the area of the lot (255.1 m²).

5. Chapter 10.10.40.70.(4)(A), By-law 569-2013

The minimum required side yard setback is 0.45 m.

The new detached dwelling will be located 0.36 m from the north side lot line.

6. Chapter 10.5.50.10.(3)(A), By-law 569-2013

A minimum of 50% (45 m²) of the rear yard must be maintained as soft landscaping.

In this case, 40% (37 m²) of the rear yard has been maintained as soft landscaping.

7. Chapter 10.5.60.20.(5)(A), By-law 569-2013

The minimum required rear yard setback for an ancillary building or structure containing a parking space where the rear lot line abuts a lane and vehicle access to the parking space in the ancillary building is from the lane is 1 m.

The rear detached garage will be located 0 m from the east rear lot line.

1. Section 4(2)(a), By-law 438-86

The maximum permitted building height is 10 m.

The new detached dwelling will have a height of 10.4 m.

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

The maximum permitted gross floor area of a detached dwelling is 1.0 times the area of the lot (223.31 m²).

The new detached dwelling will have a gross floor area equal to 1.14 times the area of the lot (255.1 m²).

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

The minimum required side lot line setback for a detached dwelling is 0.45 m for a depth not exceeding 17 m and where the side walls contain no openings.

The new detached dwelling will be located 0.36 m from the north side lot line.

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

The minimum required side lot line setback for the portion of the building exceeding a depth of 17 m is 7.5 m.

The portion of the new detached dwelling exceeding the 17 m depth will be located 0.45 m from the south side lot line and 0.36 m from the north side lot line.

PLEASE EMAIL OR MAIL YOUR WRITTEN COMMENTS with your name and address clearly indicated TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 3:00 PM, SEPTEMBER 21, 2017. All submissions 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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