

**Mailed on/before:** Sunday, September 17, 2017

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

**MEETING DATE AND TIME:** Wednesday, September 27, 2017 at 3:30 p.m.

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

File Number:	A0609/17TEY	Zoning	R(d0.6)(x735) & R2 Z0.6 (Waiver)
Owner(s):	PETER ROBERT GRAY	Ward:	Trinity-Spadina (19)
Agent:	CHRISTOPHER WALLACE	Heritage:	Not Applicable
Property Address:	<b>391 MARKHAM ST</b>	Community:	Toronto
Legal Description:	PLAN 574 BLK A PT LOT 285		

**PURPOSE OF THE APPLICATION:**

To alter the existing 2 ½-storey semi-detached dwelling by constructing: a rear one-storey addition, a below grade tunnel from the dwelling to the rear accessory structure and to construct a second dwelling unit.

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

- 1. Chapter 10.10.40.40.(2)(A), By-law 569-2013**  
Additions to the rear of a semi-detached house erected before October 15, 1953, are permitted provided the floor space index as enlarged does not exceed 0.69 times the area of the lot (283.0 m<sup>2</sup>). The altered semi-detached house will have a floor space index equal to 0.91 times the area of the lot (375.0 m<sup>2</sup>).
- 2. Chapter 10.10.40.40.(2)(B), By-law 569-2013**  
The minimum required side lot line setback is 3.77 m.  
The altered dwelling will be located 0.10 m from the north side lot line.
- 3. Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth is 17.0 m.  
Decision A1236/16TEY approved a maximum permitted building depth of 22.93 m.  
The altered dwelling will have a building depth of 37.07 m.
- 4. Chapter 10.10.40.70.(2), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The altered dwelling will be located 0.0 m from the rear lot line.
- 5. Chapter 10.5.40.70.(2), By-law 569-2013**  
A building or structure is required a minimum setback of 2.5 m from the original centreline of a lane.  
The altered dwelling will be located 1.82 m from the original centreline of the lane at the back.

- 6. Chapter 150.10.40.1.(3)(A), By-law 569-2013**  
A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.  
The addition will alter a main wall that faces a street.
- 1. Section 6(3) Part VI (I), By-law 438-86**  
Additions to the rear of a semi-detached house, erected before October 15, 1953, or to a converted house are permitted provided, the residential gross floor area, as enlarged does not exceed 0.69 times the area of the lot (283.0 m<sup>2</sup>).  
The altered semi-detached house will have a residential gross floor area equal to 0.91 times the area of the lot (375.0 m<sup>2</sup>).
- 2. Section 6(3) Part VI 1(IV), By-law 438-86**  
Additions to the rear of a semi-detached house, erected before October 15, 1953, or to a converted house are permitted provided no part of an addition is closer to the side lot line than the side wall of the existing building 3.77 m.  
The altered semi-detached house will be located 0.10 m from the north side lot line.
- 3. Section 6(3) Part VI 1(V), By-law 438-86**  
Additions to the rear of a semi-detached house, erected before October 15, 1953, or to a converted house are permitted provided the depth of the residential building including the addition or addition does not exceed 17.0 m.  
The altered semi-detached house will have a building depth of 37.07 m.
- 4. Section 6(3) Part VI 1(III), By-law 438-86**  
Additions to the rear of a semi-detached house, erected before October 15, 1953, or to a converted house are permitted provided no part of the addition is closer to the rear lot line than 7.5 m.  
The altered semi-detached house will be located 0.0 m from the rear lot line.
- 5. Section 4(14)(A), By-law 438-86**  
A building or structure is required a minimum setback of 2.5 m from the centreline of the public lane at the back.  
The altered semi-detached dwelling will be located 1.82 m from the centreline of the public lane.
- 6. Section 6(2)1(iii)A, By-law 438-86**  
A converted house is a permitted use provided the gross floor area of an addition does not exceed 15% of the area of the lot (62.0 m<sup>2</sup>).  
The gross floor area of the addition will be 33% of the lot area (136.0 m<sup>2</sup>).
- 7. Section 6(2)(1)(iii)A, By-law 438-86**  
A converted house is a permitted use provided there is no addition or alteration to the front main wall that faces a street.  
The addition will change the front main wall that faces a street.

**PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 3:00 PM, THURSDAY, SEPTEMBER 21, 2017.**

**TO VIEW PLANS & CORRESPONDENCE 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**

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

Bruna Nigro, Application Technician  
Tel. No.: (416) 338-5917  
Email: [bnigro@toronto.ca](mailto:bnigro@toronto.ca)