

Mailed on/before: Sunday, November 12, 2017

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

MEETING DATE AND TIME: Wednesday, November 22, 2017 at 9:30 a.m.

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

File Number:	A0792/17TEY	Zoning	R (d0.6) (x735) & R2 Z0.6 (ZZC)
Owner(s):	ZAIREEN MYLES	Ward:	Trinity-Spadina (19)
Agent:	GLORIA APOSTOLOU	Heritage:	Not Applicable
Property Address:	258 ROXTON RD	Community:	Toronto
Legal Description:	PLAN 921 LOT 3		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse by constructing a rear two-storey addition, a rear three-storey addition with a rear deck, a third storey addition and a rear ground floor deck.

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

1. Chapter 10.10.40.80.(1)(A), By-law 569-2013

The minimum required distance between townhouse main walls is 2.0 m where there are no openings to dwelling units in those main walls.
In this case, the distance between those main walls for the third-storey addition, the rear three-storey addition and the rear two-storey addition will be 0.0 m on the north side.

2. Chapter 10.10.40.80.(1)(A), By-law 569-2013

The minimum required distance between townhouse main walls is 2.0 m where there are no openings to dwelling units in those main walls.
In this case, the distance between those main walls for the third-storey addition will be 0.0 m on the south side.

3. Chapter 10.10.40.80.(1)(B), By-law 569-2013

The minimum required distance between townhouse main walls is 5.0 m where there are no openings in those main walls.
In this case, the distance between those main walls for the rear three-storey addition will be 2.27 m on the south side.

4. Chapter 10.10.40.80.(1)(A), By-law 569-2013

The minimum required distance between townhouse main walls is 2.0 m where there are no openings to dwelling units in those main walls.
In this case, the distance between those main walls for the rear two-storey addition will be 0.88 m on the south side.

5. Chapter 10.10.40.30.(1)(B), By-law 569-2013

The maximum permitted building depth for a townhouse is 14.0 m.
The rear two-storey addition will have an overall building depth of 20.81 m.

6. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.6 times the area of the lot (83.81 m²).
The altered townhouse will have a floor space index of 1.36 times the area of the lot (189.5 m²).

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

The minimum required side lot line setback of a row house dwelling is 0.45 m where the side wall contains no openings.
In this case, the third storey addition, rear three-storey addition and rear ground floor deck will be located 0.0 m from the north and south side lot lines.

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

The minimum required side lot line setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
In this case, the third storey addition, rear three-storey addition and rear two-storey addition will be located 0.0 m from the adjacent building on the north side.

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

The minimum required side lot line setback from the side wall of an adjacent building that contains openings is 1.2 m from an adjacent building that contains openings.
In this case, the rear two-storey addition will be located 0.88 m from the adjacent building on the south side.

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

The minimum required side lot line setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
In this case, the third storey addition will be located 0.0 m from the adjacent building on the south side.

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

The maximum permitted depth of a house is 14.0 m.
The rear two-storey addition and third storey rear deck will have an overall building depth of 20.81 m.

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

The maximum permitted gross floor area is 0.6 times the area of the lot (83.81 m²).
The altered townhouse will have a residential gross floor area equal to 1.36 times the area of the lot (189.5 m²).

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, NOVEMBER 16, 2017.

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, you must file your written request for a decision with the Deputy Secretary-Treasurer.

CONTACT

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