

File Copy

Mailed on/before: Sunday, February 24, 2013

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

MEETING DATE AND TIME: Wednesday, March 6, 2013 at 2:00 p.m.

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

File Number:	A0043/13TEY	Zoning:	R2 Z0.6 (PPR)
Owner(s):	GEORGE MACEDO	Ward:	Trinity-Spadina (19)
Agent:	AMBENT DESIGNS PER: VICTOR HIPOLITO		
Property Address:	173 GRACE ST	Community:	Toronto
Legal Description:	PLAN 1190 PT LOT 7		

PURPOSE OF THE APPLICATION:

To an existing three-storey semi-detached dwelling construct a front verandah with basement storage below. Also, construct a roof over the existing third storey deck.

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

- Section 6(3) Part II 2(II), By-law 438-86**
A building located on an inside lot is required to have a minimum front lot line setback of 4.29 m. The front lot line setback of the altered building is 1.96 m.
- Section 6(3) Part II 3.C(1), By-law 438-86**
A building is required to have a minimum required side lot line setback of 0.45 m where the side wall has no openings. The side lot line setbacks of the altered building are 0.0 m on the south side and 0.41 m on the north side where the side wall has no openings.
- Section 6(3) Part II 3(1), By-law 438-86**
A building is required to be a minimum distance of 0.90 m to the side wall of an adjacent building that contains no openings. The altered dwelling (173 Grace Street) is located distance of 0.0 m from the adjacent building at 171 Grace Street and 0.46 m to the adjacent building located at 175 Grace Street.
- Section 6(3) Part III 1(A), By-law 438-86**
The minimum required landscaped open space is 30% of the area of the lot (90.0 m²).

The open landscaped open space as proposed is 24% of the area of the lot (73.1 m²).

5. Section 6(3) Part III 3(a), By-law 438-86

The minimum required landscaped open space of the area of the lot, between the front lot line and the main front wall of the building as projected to the side lot line is 50% of the area of the lot (16.3 m²). In this case, the proposed landscaped open space is 35% of the area of the lot (11.6 m²).

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

The maximum permitted depth of a semi-detached dwelling is 17.0 m.
The altered dwelling has a depth of 20.0 m.

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 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. Plans filed with the application **will not be 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.

For more information please telephone our office. Call **Theresa Tumidajski, (416) 392-7334**, Office of the Committee of Adjustment, Toronto City Hall, Toronto, ON, M5H 2N2.

Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East York Panel