

File Copy

Mailed on/before: Sunday, December 1, 2013

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

MEETING DATE AND TIME: Wednesday, December 11, 2013 at 2:00 p.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0755/13TEY	Zoning	CR 3.0(c1.0,r2.5) SS2(x1551) & MCR T3.0C1.0R2.5
Owner(s):	DIONYSIOS PAPADATOS	Ward:	Trinity-Spadina (19)
Agent:	TREVOR GAIN		
Property Address:	964 QUEEN ST W	Community:	Toronto
Legal Description:	CON 1 FB BLK C PT PARK LOT 24		

PURPOSE OF THE APPLICATION:

To alter a three-storey mixed use residential building, currently, containing three residential units, by constructing a four storey rear addition; including, the addition of a fourth residential unit.

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

- Chapter 40.10.40.70.(2)(B)(i), City-wide Zoning By-law 569-2013**
A building must be set back at least 7.5 m from the rear lot line.
The altered building is setback 3.07 m from the rear lot line.
- Section 4(3)(a), City of Toronto Zoning By-law 438-86**
The required parking facility shall have:
 - a minimum depth of 6 m, measured from a point equal to or greater than the setback required for structures under section 4(14)(a) and (1994-0532);
 - a minimum width equal to the width of the lot at that location, minus, where they are provided, the width of three structural supports, the width of any passageway required by the Ontario Building Code or a passageway for bicycle parking, or the width required for boundary fences, plus any requirements of subsections 4(4) or 4(5), as the case may be, for any non-residential use if the non-residential portion exceeds a non-residential gross floor of 1 times the area of the lot.In this case, the required parking facility will not be provided

3. Section 8(3) Part II 4(A), City of Toronto Zoning By-law 438-86

A building is required to be set back a distance of at least 7.5 m from a lot in a residential or park district.

The altered building is set back 3.07 m.

4. Section 8(3) Part II 4(c)(III), City of Toronto Zoning By-law 438-86

A building is required to be within the 45 degree angular plane projected over the lot from an elevation of 10 m above the average elevation of the ground at a distance of 7.5 m from a lot in a residential or park district.

The proposed building will penetrate the 45 degree angular plane.

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. The standard fee will apply to any materials 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.

CONTACT

Theresa Tumidajski, Application Technician

