

**Mailed on/before:** Sunday, May 4, 2014

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

**MEETING DATE AND TIME:** Wednesday, May 14, 2014 at 2:30 p.m.

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

File Number:	A0231/14TEY	Zoning	R(d1.0)(H10.0m) & R4 Z1.0 (ZZC)
Owner(s):	ZHIXIANG GAO	Ward:	Trinity-Spadina (19)
Agent:	PAMELA PAN		
Property Address:	<b>159 CLAREMONT ST</b>	Community:	Toronto
Legal Description:	PLAN 75 BLK B PT LOT 17		

**PURPOSE OF THE APPLICATION:**

To convert the existing one-storey church into a three-storey detached dwelling by constructing a front three-storey addition, and a two-storey addition.

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

- 1. Chapter 10.10.40.10.(2)(A), By-law 569-2013**  
The permitted maximum height of all front exterior main walls is 7.5 m.  
The front and rear exterior main walls will have a height of 10.0 m.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The permitted maximum floor space index is 1.0 times the area of the lot (127.69 m<sup>2</sup>).  
The altered building will have a floor space index equal to 1.47 times the area of the lot (187.97 m<sup>2</sup>).
- 3. Chapter 10.10.40.70.(2), By-law 569-2013**  
The required minimum rear yard setback is 7.5 m.  
The altered building will be located 2.13 m from the south rear lot line.
- 4. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**  
The required minimum side yard setback is 0.9 m.  
The altered building will be located 0.05 m from the north side lot line, and 0.55 m from the south side lot line.

5. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75 % (5.50 m<sup>2</sup>) of the required front yard landscaping must be maintained as soft landscaping.  
A total of 55.7 % (4.09 m<sup>2</sup>) of the required front yard landscaping will be maintained as soft landscaping.
6. **Chapter 200.5.10.1.(1), By-law 569-2013**  
A minimum of one parking space shall be provided on-site.  
No parking spaces will be provided on-site.
1. **Section 6(3) Part I 1., By-law 438-86**  
The maximum permitted gross floor area is 1.0 times the area of the lot (127.69 m<sup>2</sup>).  
The altered building will have a gross floor area equal to 1.47 times the area of the lot (187.97 m<sup>2</sup>).
2. **Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side yard setback for the portion of the dwelling not exceeding a depth of 17 m is 0.9 m.  
The altered building will be located 0.05 m from the north side lot line, and 0.55 m from the south side lot line.
3. **Section 6(3) Part II 4., By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
The altered building will be located 2.13 m from the east rear lot line.
4. **Section 6(3) Part III 1(A), By-law 438-86**  
A minimum of 30 % of the lot area (38.14 m<sup>2</sup>) shall be landscaped open space.  
A total of 28.8 % of the lot area (36.55 m<sup>2</sup>) will be landscaped open space.
5. **Section 6(3) Part III 3(d)(i) D., By-law 438-86**  
A minimum of 75 % (6.58 m<sup>2</sup>) of the required front yard landscaped open space shall be maintained as soft landscaping.  
A total of 46.2 % (4.09 m<sup>2</sup>) of the required front yard landscaped open space will be maintained as soft landscaping.
6. **Section 4(4)(b), By-law 438-86**  
A minimum of one parking space shall be provided on-site.  
No parking spaces will be provided on-site.

## **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**

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