

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 1:30 p.m.

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

File Number:	A0202/14TEY	Zoning	R4 Z1.0 & R (d1.0) (x806) (Waiver)
Owner(s):	HONG LIN LIANG ZHAO WEI YUAN ZHAO	Ward:	Trinity-Spadina (19)
Agent:	SHENSHU ZHANG		
Property Address:	<b>63 MARKHAM ST</b>	Community:	Toronto
Legal Description:	PLAN 74 PT LOT 31 RP 63R1370 PART 2		

**PURPOSE OF THE APPLICATION:**

To legalize and maintain the rear two-storey addition that was constructed without a permit, to the two-storey semi-detached dwelling. The existing detached garage will be maintained.

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

- 1. Chapter 10.10.40.70.(4), By-law 569-2013**  
The minimum required side yard setback for a semi-detached house is 0.45 m where the side wall contains no openings.  
The altered semi-detached dwelling will be located 0.0 m from the south side lot line.
  - 2. Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 6.0 m.  
The altered semi-detached dwelling will be located 5.27 m from the west front lot line.
  - 3. Chapter 10.10.40.70.(1), By-law 569-2013**  
The maximum permitted building depth is 17.0 m.  
The altered semi-detached dwelling will have a building depth of 21.64 m.
- 1. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback for a semi-detached house is 0.45 m where the side wall contains no openings.  
The altered semi-detached dwelling will be located 0.0 m from the south side lot line.
  - 2. Section 6(3) Part II 3(I), By-law 438-86**

The minimum required setback from the portion of the side wall of an adjacent building that does not contain openings is 0.9 m.

The altered semi-detached dwelling will be located 0.0 m from the side wall of the adjacent building to the south at, 61 Markham Street.

**3. Section 6(4) Part II 5(II), By-law 438-86**

The maximum permitted building depth for a semi-detached dwelling is 17.0 m.

The altered semi-detached dwelling will have a building depth of 21.64 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. 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**

Bruna Nigro, Application Technician

Tel. No.: (416) 338-5917

Email: [bnigro@toronto.ca](mailto:bnigro@toronto.ca)