

Mailed on/before: Sunday, July 26, 2015

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

**MEETING DATE AND TIME:** Wednesday, August 5, 2015 at 4:00 p.m.

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

File Number:	A1108/14TEY	Zoning	R (d1.0)(x806) & R4 Z1.0 (ZPR)
Owner(s):	JING HE	Ward:	Trinity-Spadina (19)
Agent:	LEO MASTRANDREA		
Property Address:	<b>156 PALMERSTON AVE</b>	Community:	Toronto
Legal Description:	PLAN 89 PT LOT 40 RP 64R14341 PART 1		

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey fourplex.

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

- \*1. **Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The height of the side exterior main walls facing a side lot line will be **8.97 m**.
- \*2. **Chapter 10.10.40.30.(1)(B), By-law 569-2013**  
The maximum permitted building depth for a fourplex is 14.0 m.  
The new fourplex will have a building depth of **21.52 m, measured to the rear of the second-storey balcony**.
- \*3. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 1.0 times the area of the lot (291.42 m<sup>2</sup>).  
The new three-storey fourplex will have a floor space index equal to **1.26** times the area of the lot (**367.60 m<sup>2</sup>**).
- \*4. **Chapter 10.10.40.70.(3)(B)(iii), By-law 569-2013**  
The minimum required side yard setback for a fourplex is 1.2 m.  
The new fourplex will be located **0.0 m from the north side lot line and 0.0 m from the south side lot line**.
- \*5. **Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.  
The porch and walkout stairs will be located **0.0 m from the east front lot line and 0.1 m from the south side lot line**.
- 6. **Chapter 200.5.10.1.(1), By-law 569-2013**  
A minimum of four parking spaces is required to be provided.  
In this case, two parking spaces will be provided.

- \*1. **Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted residential gross floor area is 1.0 times the area of the lot (291.42 m<sup>2</sup>).  
The new three-storey fourplex will have a residential gross floor area equal to **1.26** times the area of the lot (**367.60 m<sup>2</sup>**).
- \*2. **Section 6(3) Part II 2 (III), By-law 438-86**  
The minimum front lot line setback is 1.42 m.  
The new fourplex will be located **1.11 m** from the east front lot line, measured from the front porch structure.
- \*3. **Section 6(3) Part II 3(I), By-law 438-86**  
The minimum required building setback to the side wall of an adjacent building that contains no openings is 0.90 m.  
**The new fourplex will be located 0.0 m to the side wall of the north adjacent building, 811 Dundas Street West.**  
**The new fourplex will be located 0.0 m to the side wall of the south adjacent building, 154 Palmerston Ave.**
- \*4. **Section 6(3) Part II 3(I), By-law 438-86**  
The minimum required side lot line setback is 0.45 m, where the side wall contains no openings or where the attached structure is without walls.  
**The new fourplex will be located 0.0 m from the north side lot line and 0.0 m from the south side lot line.**
- \*5. **Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted building depth is 14.0 m.  
The new fourplex will have a building depth of **23.05 m**.
- 6. **Section 4(4)(b), By-law 438-86**  
The minimum required number of parking spaces for the fourplex is 4 spaces.  
In this case, only two parking spaces will be provided.

## **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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