

Mailed on/before: Thursday, March 5, 2009

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

MEETING DATE AND TIME: Wednesday, March 25, 2009 at 9:00 a.m.

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

File Number:	A0191/09TEY	Zoning	R2 Z0.6 (PAL)
Owner(s):	SHARON SALSBERG	Ward:	Trinity-Spadina (19)
Agent:	DIMITRE KOLAROV		
Property Address:	1031 SHAW ST	Community:	
Legal Description:	PL 1088 PT LT236		

PURPOSE OF THE APPLICATION:

To demolish the existing dwelling and to construct a new three-storey detached dwelling.

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

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (139.8 m²).
The new dwelling will have a residential gross floor area equal to 0.9 times the area of the lot (209.2 m²).
- 2. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required setback from a side lot line for the portion of a building not exceeding 17.0 m in depth is 0.45 m.
The new dwelling will be located 0.11 m from the north lot line.
- 3. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent dwelling that contains no openings is 0.9 m.
The new dwelling will be located 0.8 m from the adjacent dwelling at 1033 Shaw Street.
- 4. Section 6(3) Part II 3(II), By-law 438-86**
The minimum required setback from the side wall of an adjacent dwelling that contains openings is 1.2 m.
The new dwelling will be located 0.85 m from the adjacent dwelling at 1029 Shaw Street.
- 5. Section 6(3) Part III 4, By-law 438-86**
The maximum permitted width of a walkway between the front lot line and any wall of the building face the front lot line is 1.06 m.
In this case, the walkway will have a width equal to 1.82 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 appropriate for the development 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, depositions 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 **Graham Bailey, (416) 338-5917**, 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