

Mailed on/before: Friday, April 27, 2018

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

MEETING DATE AND TIME: Thursday, May 17, 2018 at 9:30 a.m.

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

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|--------------------|--------------------------|------------|------------------------------------|
| File Number: | A1294/17TEY | Zoning | RD (f6.0; a280; d0.45) & R1A (ZZC) |
| Owner(s): | DENISE PARASHAKIS | Ward: | Toronto-Danforth (29) |
| Agent: | TREVOR GAIN | Heritage: | Not Applicable |
| Property Address: | 100 ST HUBERT AVE | Community: | East York |
| Legal Description: | PLAN 2979 PT LOT 4, 5 | | |

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage.

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

- 1. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (104.05 m²).
The lot coverage will be equal to 41% of the lot area (121.14 m²).
- 2. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 9.5 m.
- 3. Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The height of the front exterior main walls will be 8.86 m.
- 4. Chapter 10.20.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7 m.
The height of the rear exterior main walls will be 8.08 m.
- 5. Chapter 10.20.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index of a detached building is 0.45 times the area of the lot (133.78 m²).

The new detached dwelling will have a floor space index equal to 0.85 times the area of the lot (251.53 m²).

6. Chapter 10.5.40.60.(1)(C), By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback if it is no closer to a side lot line than 2.39 m (as measured from the height above ground).

In this case, the platform will be located 0.96 m from the south side lot line and 0.92 m from the north side lot line.

7. Chapter 10.5.50.10.(1)(D), By-law 569-2013

A minimum of 75% (20.67 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.

In this case, 67% (18.44 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

1. Section 7.2.3, By-law 6752

The minimum required front yard setback is 6 m.

The new detached dwelling will be located 4.87 m from the east front lot line.

2. Section 7.2.3, By-law 6752

The maximum permitted lot coverage of a detached building is 35% of the lot area (104.05 m²). The new detached dwelling will have a lot coverage equal to 45% of the lot area (133.85 m²).

3. Section 7.2.3, By-law 6752

The maximum permitted floor space index of a detached building is 0.45 times the area of the lot (133.78 m²).

The new detached dwelling will have a floor space index equal to 0.85 times the area of the lot (251.53 m²).

4. Section 7.1.6, By-law 6752

A minimum of 75% (29.3 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.

In this case, 44% (18.44 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

5. Section 5.6, By-law 6752

The maximum permitted projection of a platform exceeding 1.2 m in height is 2.5 m.

In this case, the rear deck will project 3.05 m from the rear wall.

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, E-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

Application plans and other related materials are available to be viewed **online** by visiting the Application Information Centre at www.toronto.ca/aic

If you are not able to view plans online, copies of application submissions can be obtained, **in person**, by attending the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. Service fees may apply.

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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