

**Mailed on/before:** Friday, June 29, 2018

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

**MEETING DATE AND TIME:** Wednesday, July 11, 2018 at 1:30 p.m.

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

**File Number:** A0082/18TEY  
**Property Address:** 111 GOUGH AVE  
**Legal Description:** PLAN 1152 N PT LOT 30  
**Agent:** SAM SPAGNUOLO  
**Owner(s):** TEUTA GUCI  
**Zoning:** RD(d0.6)(x312) & R2 Z0.6 (ZZC)  
**Ward:** Toronto-Danforth (29)  
**Community:** Toronto  
**Heritage:** Not Applicable

**PURPOSE OF THE APPLICATION:**

To demolish the two-storey detached dwelling and to construct a three-storey detached dwelling with a rear third storey deck, rear detached garage and front yard parking pad.

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

- 1. Chapter 10.5.80.10 (1), By-law 569-2013**  
A parking space must be on the same lot as the use for which the parking space is required.  
In this case, the front yard parking pad will be partially located within the municipal boulevard.
- 2. Chapter 10.5.50.10 (3)(A), By-law 569-2013**  
A minimum of 50% (57.61 m<sup>2</sup>) of the rear yard is required to be soft landscaping.  
In this case, 30% (34.52 m<sup>2</sup>) of the rear yard will be maintained as soft landscaping.
- 3. Chapter 10.5.60.40 (2)(B), By-law 569-2013**  
The maximum permitted height of an ancillary building is 4 m.

In this case, the rear detached garage will be 4.27 m.

**4. Chapter 10.10.40.30 (1)(A), By-law 569-2013**

The maximum permitted depth for the detached dwelling is 17.0 m.  
In this case, the new detached dwelling will have a depth of 19.9 m.

**5. Chapter 10.10.40.40 (1)(A), By-law 569-2013**

The maximum permitted floor space index for a detached dwelling is 0.6 times the area of the lot (180.86 m<sup>2</sup>).  
In this case, the new detached dwelling will have a floor space index equal to 0.86 times the area of the lot (259.71 m<sup>2</sup>).

**6. Chapter 10.10.40.10 (1)(A), By-law 569-2013**

The maximum permitted height of a detached dwelling is 10 m.  
In this case, the new detached dwelling will have a height of 10.99 m.

**7. Chapter 10.10.40.10 (2)(A)(i), By-law 569-2013**

The maximum permitted height of all front exterior main walls is 7.5 m.  
In this case, the height of the front exterior main walls will be 9.84 m.

**8. Chapter 10.10.40.10 (2)(A)(ii), By-law 569-2013**

The maximum permitted height of all rear exterior main walls is 7.5 m.  
In this case, the height of the rear exterior main walls will be 9.84 m.

**9. 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.  
In this case, the height of the side exterior main walls facing a side lot line will be 10.62 m.

**10. Chapter 10.5.80.10 (3), By-law 569-2013**

A parking space may not be located in a front yard or a side yard abutting a street.  
In this case, a parking pad will be located in the front yard.

**11. Chapter 200.5.1.10 (2)(A)(ii), By-law 569-2013**

The minimum required width of a parking space is 5.8 m.  
The parking space in the rear garage will measure 5.49 m in width.

**1. Section 6(3) Part I 1, By-law 438-86**

The maximum permitted gross floor area for a detached dwelling is 0.6 times the area of the lot (180.86 m<sup>2</sup>).  
The new detached dwelling will have a gross floor area equal to 0.86 times the area of the lot (259.71 m<sup>2</sup>).

**2. Section 6(3) Part II 3(I), By-law 438-86**

The minimum required setback for a detached dwelling from the side wall of an adjacent building that has no openings is 0.9 m.  
The new detached dwelling will be located 0.87 from the side wall of the south adjacent building.

- 3. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for that portion of a dwelling exceeding 17 m in depth is 7.5 m.  
In this case, the 2.9 m portion of the new detached dwelling, exceeding a depth of 17 m, will be located 1.22 m from the north side lot line and 0.75 m from the south side lot line.
- 4. Section 6(3) Part III 4, By-law 438-86**  
The maximum permitted width of a walkway located between the front lot line and any wall of the building facing the front lot line is 1.06 m.  
In this case, the front yard walkway will have a width of 1.69 m.
- 5. Section 4(2) (a), By-law 438-86**  
The maximum permitted height of a building is 10 m.  
In this case, the new dwelling will have a height of 10.45 m.
- 6. Section 6(3) Part IV 1(E), By-law 438-86**  
A parking space located between the front lot line and the front wall of the building is not permitted.  
In this case, a parking space will be located between the front lot line and the front wall of the building.
- 7. Section 4(2) (d)(i), By-law 438-86**  
The maximum permitted height for an accessory building is 4 m.  
The rear detached garage will have a height of 4.27 m.
- 8. Section 4(17) (a), By-law 438-86**  
The minimum required width of a parking space is 5.8 m.  
The parking space in the rear detached garage will be 5.49 m in width.
- 9. Section 4(4) (b), By-law 438-86**  
A parking space must be provided on the same lot as the use for which it is required.  
In this case, the front yard parking pad will be partially located within the municipal boulevard.

**PLEASE EMAIL OR MAIL YOUR WRITTEN COMMENTS with your name and address clearly indicated TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 3:00 PM, JULY 5, 2018. All submissions become part of the public record.**

#### **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, 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, 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](http://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, you must file your written request for a decision with the Deputy Secretary-Treasurer.
- Be advised that the appeal body may dismiss an appeal of the consent Decision if the person or public body that filed the appeal did not make a submission to the Committee of Adjustment prior to the Decision having been made.

### **CONTACT**

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