

File Copy

Mailed on/before: Sunday, May 13, 2018

## **PUBLIC HEARING NOTICE**

### **MINOR VARIANCE/PERMISSION**

**(Section 45 of the Planning Act)**

**MEETING DATE AND TIME:** Wednesday, May 23, 2018 at 2:30 p.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A1415/17TEY	Zoning	RD & R1A (ZZC)
Owner(s):	MARIA VITTORIA FRASSICA LUIGI ANTHONY RACIOPPO	Ward:	Toronto-Danforth (29)
Agent:	LEMCAD CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>145 DURANT AVE</b>	Community:	Toronto
Legal Description:	PLAN 3144 PT LOT 33 PT LOT 34		

**PURPOSE OF THE APPLICATION:**

To alter a one storey detached dwelling by constructing a second storey addition, a two-storey rear addition and deck, a front porch and interior alterations throughout the dwelling.

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

- Chapter 10.20.30.40.(1) (A), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (110.88 m<sup>2</sup>).  
The lot coverage will be is 44% of the lot area (138.36 m<sup>2</sup>).
- Chapter 10.20.40.40.(1) (A), By-law 569-2013**  
The maximum permitted floor space index is 0.45 times the area of the lot (142.56 m<sup>2</sup>).  
The floor space index will be 0.68 times the area of the lot (215.18 m<sup>2</sup>).
- Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The eaves will be 0.19 m from the north lot line.
- Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% of the required front yard landscaping must be soft landscaping (15.95 m<sup>2</sup>).  
The front yard soft landscaping area will be 51.0% (10.91 m<sup>2</sup>).

1. **Section 7.1.4, By-law 6752**  
The minimum required driveway width 2.6 m.  
The driveway width will be 2.27 m.
2. **Section 7.2.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (110.88 m<sup>2</sup>).  
The lot coverage will be 48% of the lot area (151.77 m<sup>2</sup>).
3. **Section 7.2.3, By-law 6752**  
The maximum permitted floor space index is 0.45 times the lot area (142.56 m<sup>2</sup>).  
The floor space index will be 0.68 times the lot area (215.18 m<sup>2</sup>).
4. **Section 7.1.6, By-law 6752**  
A minimum of 24.23 m<sup>2</sup> of the front yard is required to be soft landscaping.  
In this case, the front yard soft landscaping will be 10.91 m<sup>2</sup>.

**PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 4:00 PM, THURSDAY, May 17th, 2018.**

#### **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](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 to the Ontario Municipal Board, you must file your written request for a decision with the Deputy Secretary-Treasurer.

#### **CONTACT**

Theresa Tumidajski, Application Technician

Tel. No.: 416-392-7334

Email: Theresa.Tumidajski@toronto.ca