

**Mailed on/before:** Sunday, February 4, 2018

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

**MEETING DATE AND TIME:** Wednesday, February 14, 2018 at 1:30 p.m.

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

File Number:	A0970/17TEY	Zoning	CR 3.0(c2.0; r2.5)SS2(x2219) & MCR T3.0 C2.0 R2.5 (ZZC)
Owner(s):	2444302 ONTARIO INC	Ward:	Toronto-Danforth (29)
Agent:	MICHAEL SHIRZADFAR	Heritage:	Not Applicable
Property Address:	<b>1494 DANFORTH AVE</b>	Community:	Toronto
Legal Description:	PLAN 557 PT LOTS 688 & 689		

**PURPOSE OF THE APPLICATION:**

To alter the existing two-storey mixed-use building by constructing a second, third, and fourth storey additions to add four residential units.

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

- Chapter 40.10.40.40.(1), By-law 569-2013**  
The maximum permitted floor space index of a building is 3.0 times the area of the lot (581.88 m<sup>2</sup>).  
The building will have a floor space index equal to 3.17 times the area of the lot (614.42 m<sup>2</sup>).
- Chapter 900.11.10, By-law 569-2013**  
A minimum of one parking space is required to be provided.  
In this case, zero parking spaces will be provided.
- Chapter 230.5.10.1.(5), By-law 569-2013**  
A minimum of 0.9 long term bicycle parking spaces and 0.1 short-term bicycle parking spaces per dwelling unit are required to be provided on site.  
In this case, zero long term and short term bicycle parking spaces will be provided on site.
- Chapter 40.10.40.70.(2)(B)(ii), By-law 569-2013**  
The minimum required setback where the rear lot line abuts a lane is 7.5 m from the lot line of the lot abutting the lane on the opposite side of the lane.

The building will be located 6.096 m from the lot line of the lot abutting the lane on the opposite side of the lane.

**5. Chapter 40.10.40.70.(2)(E)(i), By-law 569-2013**

If a lot abuts an O, ON or OR zone or the Residential Zone category or Residential Apartment Zone category, then every building on the lot in the CR Zone may not penetrate a 45 degree angular plane projected over a shallow lot, along the entire required rear yard setback, starting at a height of 10.5 m above the average elevation of the ground along the rear lot line. The building will penetrate the angular plane.

**6. Chapter 40.5.40.70.(1)(B), By-law 569-2013**

A building or structure must be no closer than 3.5 m from the original centerline of a lane if the lot abutting the other side of the lane is in the Residential Zone category or Open Space Zone category. The proposed building is 3.12 m from the original centreline of a lane.

**7. Chapter 40.10.40.70(2)(C), By-law 569-2013**

The minimum required setback of a main wall is 5.5 m from a lot line that is not adjacent to a street or lane where the main wall of a building has windows or openings. The altered building will have a main wall with windows or openings located 0.0 m from the east side lot line.

**1. Section 8(3) Part II 4(a), By-law 438-86**

The minimum required set back from a lot in a residential or park district is 7.5 m. The building will be located 6.096 m from the abutting district.

**2. Section 8(3) Part II 4(C)(III), By-law 438-86**

The building is required to be within the 45 degree angular plane projected over the lot from an elevation of 10 m above the average elevation of the ground at a distance of 7.5 m from a lot in a residential or park district. The building will penetrate the 45 degree angular plane.

**3. Section 8(3) Part I 1, By-law 438-86**

The maximum permitted combined gross floor area of a building is 3.0 times the area of the lot (581.88 m<sup>2</sup>). The building will have a combined gross floor area equal to 3.17 times the area of the lot (614.42 m<sup>2</sup>).

**4. Section 4(14) (a) (ii), By-law 438-86**

The minimum required setback from the original centre line of a public lane is 3.5 m. The building will be located 3.12 m from the original centre line of the north rear abutting public lane.

**5. Section 4(4), By-law 438-86**

A minimum of four parking spaces are required to be provided. In this case, there will be zero parking spaces provided.

**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, FEBRUARY 8, 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, you must file your written request for a decision with the Deputy Secretary-Treasurer.

### **CONTACT**

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