

File Copy

Mailed on/before: Sunday, May 21, 2017

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**MEETING DATE AND TIME:** Wednesday, May 31, 2017 at 9:30 a.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0125/17TEY	Zoning	RM (f13.5;a420;u3) (x269) & R2B (ZZC)
Owner(s):	SHAHBAZ ALI KHAN	Ward:	Toronto-Danforth (29)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	196 GOWAN AVE	Community:	Toronto
Legal Description:	PLAN M39 PT LOT 181		

PURPOSE OF THE APPLICATION:

To construct a new single family detached dwelling with an integral garage. A previous Committee of Adjustment application was refused in January 2017 (A0737/16TEY). The current proposal has removed length variances and side yard setback variances; and, in addition, the front of the house has been re-designed.

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

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
A total of 7.17 m² of the first floor will be within 4.0 m of the front wall.
- 2. Chapter 900.6.10(269)(D)(i), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The building height will be 8.86 m.
- 3. Chapter 10.80.40.50.(1)(A), By-law 569-2013**
The maximum permitted number of platforms at or above the second storey located on the rear wall of a detached house is one.
The number of platforms located on the rear wall, at or above the second storey will be two.
- 4. Chapter 10.80.40.50.(1)(B), By-law 569-2013**

The maximum permitted area of each platform at or above the second storey of a detached house is 4.0 m².

The area of the rear second storey platform (rear deck) will be 15.67 m².

The proposed area of the front platform at or above the second storey will be 4.88 m².

5. Chapter 10.80.40.10.(2) (b) (ii), By-law 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.

The height of the side exterior main walls facing a side lot line will be 8.41 m.

1. Section 7.6.3, By-law 6752

The maximum permitted floor space index is 0.75 times the lot area (261.36 m²).

The proposed floor space index will be 0.81 times the lot area (282.35 m²).

2. Section 7.6.3, By-law 6752

The maximum permitted building height is 8.5 m.

The building height will be 8.86 m.

3. Section 7.6.3, By-law 6752

The minimum required front yard setback is 6.0 m.

The front yard setback will be 4.20 m.

4. Section 7.6.3, By-law 6752

The maximum permitted building length is 16.75 m.

The building length will be 17.15 m.

5. Section 5.6 (a), By-law 6752

Eaves and gutters may i) project beyond the Main Front Wall or the Main Rear Wall; and ii) encroach into a required Front Yard or Rear Yard, to a maximum of 0.61 m.

The eaves and gutters along the front wall will project 1.53 m.

The eaves and gutters along the rear wall will project 1.32 m.

*Please e-mail fax or mail your written comments to the contact named at the bottom of this notice **NO LATER THAN 4:00 P.M., THURSDAY, MAY 25, 2017.***

All submissions will 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, 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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