

**Mailed on/before:** Sunday, November 12, 2017

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

**MEETING DATE AND TIME:** Wednesday, November 22, 2017 at 1:30 p.m.

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

File Number:	A0811/17TEY	Zoning	RD (f12.0, a370, d0.6) & R1B (ZZC)
Owner(s):	RUBENS LEANDRO MARQUES	Ward:	Toronto-Danforth (29)
Agent:	D2EMCUBEDESIGN STUDIO	Heritage:	Not Applicable
Property Address:	<b>20 FOUR OAKS GT</b>	Community:	East York
Legal Description:	PLAN 2838 LOT 10		

**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 10.20.40.10.(4)(A), By-law 569-2013**  
The maximum permitted building height is 7.2 m for a detached dwelling with a flat or shallow roof.  
The new detached dwelling will have a height of 9.85 m.
- 2. Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length for a detached dwelling is 17.0 m.  
The new detached dwelling will have a building length of 20.59 m.
- 3. Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted depth of a detached dwelling is 19.0 m.  
The new detached dwelling will have a depth of 20.59 m.
- 4. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (328.92 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.73 times the area of the lot (397.94 m<sup>2</sup>).

5. **Chapter 10.20.40.70.(3), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The new detached dwelling will be located 0.82 m from the east side lot line.
1. **Section 7.3.3, By-law 6752**  
The minimum required front yard setback is 6.0 m.  
The new detached dwelling will be located 4.4 m from the front lot line.
2. **Section 7.3.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (191.87 m<sup>2</sup>).  
The lot coverage will be equal to 37% of the lot area (202.88 m<sup>2</sup>).
3. **Section 7.3.3, By-law 6752**  
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (328.92 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.73 times the area of the lot (397.94 m<sup>2</sup>).
4. **Section 7.3.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The new detached dwelling will have a height of 9.85 m.
5. **Section 7.3.3, By-law 6752**  
The maximum permitted building length for a detached dwelling is 16.75 m.  
The new detached dwelling will have a building length of 20.59 m.

**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, NOVEMBER 16, 2017.**

#### **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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