

**Mailed on/before:** Saturday, June 30, 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:** A0068/18TEY  
**Property Address:** [218 MONARCH PARK AVE  
**Legal Description:** PLAN 517E PT LOTS 61 & 62  
**Agent:** STEVEN CURIC  
**Owner(s):** STEVEN CURIC  
NORA SORICHETTI  
**Zoning:** R(d0.6)(x322) & R2 Z0.6 (ZZC)  
**Ward:** Toronto-Danforth (29)  
**Community:** Toronto  
**Heritage:** Not Applicable

**PURPOSE OF THE APPLICATION:**

To alter the existing two-storey detached dwelling by constructing a front yard parking pad and a third storey with a rear balcony, and to legalize and maintain the existing rear ground floor deck.

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

- 1. Chapter 10.5.50.10 (1)(B), By-law 569-2013**  
A minimum of 50% (17.12 m<sup>2</sup>) of the front yard is required to be landscaping.  
In this case, 23% (7.81 m<sup>2</sup>) of the front yard will be maintained as landscaping.
- 2. Chapter 10.5.50.10 (1)(D), By-law 569-2013**  
A minimum of 75% (12.84 m<sup>2</sup>) of the required front yard landscaping is required to be soft landscaping.  
In this case, 27% (4.69 m<sup>2</sup>) of the required front yard landscaping will be maintained as soft landscaping.

- 3. 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.
- 4. 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 9.69 m.
- 5. 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 9.48.
- 6. Chapter 10.10.40.10 (2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a site lot line is 7.5 m. In this case, the height of the side exterior main walls facing a side lot line will be 9.69 m.
- 7. 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 (112.93 m<sup>2</sup>).  
The altered detached dwelling will have a floor space index equal to 0.93 times the area of the lot (175.88 m<sup>2</sup>).
- 8. Chapter 10.5.40.60 (1)(C), By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 0.33 m.  
In this case, the rear deck encroaches 0.4 m into the required rear yard setback and is located 0 m from the south side lot line and 0.24 m from the north side lot line.
- 9. Chapter 10.5.40.60 (3)(A)(ii), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building may encroach into a required building setback if the stairs are no wider than 2.0 m. In this case, the rear deck stairs are 2.46 m wide.
- 10. Chapter 10.5.40.60 (3)(A)(iii), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m. In this case, the rear deck stairs are located 0.24 m from the north lot line.
- 11. Chapter 200.5.10.1 (1), By-law 569-2013**  
A minimum of one parking space is required to be provided. In this case, there are zero parking spaces provided on the lot (as the right-of-way cannot be used to access the required on-site parking space).

- 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 (112.93 m<sup>2</sup>).  
The altered detached dwelling will have a gross floor area equal to 0.93 times the area of the lot (175.88 m<sup>2</sup>).
- 2. Section 6(3) Part II 3.B(I), By-law 438-86**  
The minimum required side lot line setback for a detached dwelling, not exceeding 17.0 m, where the side walls contain no openings is 0.45 m.  
In this case, the altered detached dwelling will be located 0.03 m from the south side lot line.
- 3. Section 6(3) Part II 8 E, By-law 438-86**  
An uncovered platform may project into the required setbacks provided it does not extend beyond the side walls of the building.  
In this case, the rear deck extends beyond the side walls as projected.
- 4. Section 6(3) Part III 3 (d)(i)(B), By-law 438-86**  
A minimum of 50% (18.54 m<sup>2</sup>) of the front yard is required to be landscaping.  
In this case, 21 % (7.81 m<sup>2</sup>) of the front yard will be maintained as landscaping.
- 5. Section 6(3) Part III 3 (d)(i)(D), By-law 438-86**  
A minimum of 75% (5.86 m<sup>2</sup>) of the front yard not covered by a permitted driveway is required to be soft landscaping.  
In this case, 60% (4.69 m<sup>2</sup>) of the front yard will be maintained as soft landscaping.
- 6. Section 6(3) Part IV 1 (E), By-law 438-86**  
A parking space may not be located between the front lot line and the front wall of the building.  
In this case, a parking pad will be located in the front yard.
- 7. Section 4 (4) (b), By-law 438-86**  
A minimum of one parking space is required to be provided on the lot.  
In this case, zero parking spaces are provided on the lot (as the right-of-way cannot be used to access the required on-site parking space).

**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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