

FILE COPY

Mailed on/before: Sunday, August 5, 2018**PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)****MEETING DATE AND TIME:** Wednesday, August 15, 2018 at 9:30 a.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number: A0185/18TEY
Property Address: 34 WOODYCREST AVE
Legal Description: PLAN 424E PT LOT 69
Agent: KHALID IBRAHIM
Owner(s): MAJID ABBASZADEGAN
Zoning: R (d0.6)(x322) & R2 Z0.6 (BLD)
Ward: Toronto-Danforth (29)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To convert the existing 2½-storey single family detached dwelling into two dwelling units by constructing a two-storey rear addition with ground floor deck, rear second and third storey balconies, a rear basement walkout and a rear detached garage. Unit 1 will be located in the basement, while Unit 2 will be above grade.

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

- Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls will be 9.79 m.

2. **Chapter 10.10.40.40.(1)(A), By-law 569-2013**
 The maximum permitted floor space index is 0.6 times the area of the lot (174.88 m²).
 The floor space index will be 0.69 times the area of the lot (202.22 m²).

3. **Chapter 10.5.40.60.(4), By-law 569-2013**
 Cladding added to the original exterior surface of the main wall of a building may encroach into a required building setback a maximum of 0.15 m, if the added cladding is no closer to a lot line than 0.3 m.
 The cladding to be added will encroach 0.02 m, and will be 0.16 m to the north lot line.

4. **Chapter 10.5.40.60.(5)(A), By-law 569-2013**
 An architectural feature on a building may encroach into a required building setback a maximum of 0.6 m, if it is no closer to a lot line than 0.3 m.
 The architectural feature to be added to the porch will encroach 0.81 m into the required front yard setback, and will be 0.59 m from the north lot line.

5. **Chapter 10.5.50.10.(3)(A), By-law 569-2013**
 The minimum of 50% of the rear yard is required to be soft landscaping (57.85 m²).
 The soft landscaping will be 35.5% of the rear yard (45.71 m²).

1. **Section 6(3) Part I 1, By-law 438-86**
 The maximum permitted residential gross floor area is 0.6 times the area of the lot (174.88 m²).
 The residential gross floor area will be 0.69 times the area of the lot (202.22 m²).

2. **Section 6(3) Part II 3.F(I), By-law 438-86**
 The minimum required side lot line setback for a residential building where the side wall does not contain openings is 0.45 m,
 The south side lot line setback will be 0.18 m.

3. **Section 6(3) Part II 3.F(I), By-law 438-86**
 The minimum required side lot line setback for a residential building where the wall does contain opening is 1.2 m.
 The north side lot line setback will be 0.59 m.

4. **Section 6(3) Part II 5(I), By-law 438-86**
 The maximum permitted building depth is 14.0 m.
 The building depth will be 17.02 m.

5. **Section 6(2)1.(iii)A, By-law 438-86**
 A converted house is a permitted use, provided there is no exterior alteration of or addition to the house except an addition to a part of the exterior, and provided the increase in residential gross floor area does not exceed 0.15 times the area of the lot (43.72 m²).
 The converted house will include an addition to an exterior part of the building that will contain a residential gross floor area equal to 0.31 times the area of the lot (89.87 m²).

Please email or mail your comments with your **NAME** and **ADDRESS** clearly indicated to the contact named at the bottom of this notice no later than **3:00 PM on AUGUST 9, 2018**. Please note that 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, 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, 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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