

Mailed on/before: Sunday, May 13, 2018

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

MEETING DATE AND TIME: Wednesday, May 23, 2018 at 9:30 a.m.

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

File Number:	A1293/17TEY	Zoning	RD & R1 (ZZC)
Owner(s):	KELLY GAUTHIER ALUN ACKERY	Ward:	Toronto-Danforth (29)
Agent:	HEATHER ASQUITH	Heritage:	Not Applicable
Property Address:	37 PLAYTER CRES	Community:	Toronto
Legal Description:	PLAN 1463 LOT 83		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing a new front porch roof, a rear two-storey addition and expanding the third floor with two dormers and a rear deck.

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

- 1. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves are permitted to project 0.9 m provided they are no closer than 0.3 m to a lot line. In this case, the roof eaves will project 0.15 m and will be located 0.28 m from the west side lot line.
- 2. Chapter 10.5.40.71.(4)(B), By-law 569-2013**
The required minimum setback from a side lot line for an addition or extension to the rear or side of a lawfully existing building or structure is 0.45 m.
The altered detached dwelling will be located 0.14 m from the west side lot line.
- 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot (107.36 m²).
The altered detached dwelling will have a floor space index equal to 0.84 times the area of the lot (258.52 m²).
- 4. Chapter 10.5.40.60.(2)(A), By-law 569-2013**
A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.

In this case, the canopy will encroach 0.51 m beyond the front platform it is covering into the front yard and will encroach 0.16 m into the side yards.

1. Section 6(3) Part I 1, By-law 438-86

The maximum permitted gross floor area is 0.35 times the area of the lot (107.36 m²).
The altered dwelling will have a residential gross floor area equal to 0.84 times the area of the lot (258.52 m²).

2. Section 6(3) Part II 3(II), By-law 438-86

The minimum required side lot line setback from the side wall of an adjacent building that contains openings is 1.2 m.
The altered dwelling will be located 0.71 m from the adjacent building at 35 Playter Crescent.

3. Section 6(3) Part II 3.B(II), By-law 438-86

The minimum required side lot line setback for the portion of the dwelling not exceeding a depth of 17 m and where the side wall contains openings is 0.9 m.
The altered dwelling, not exceeding a depth of 17 m will be located 0.14 m from the west side lot line.

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS WITH YOUR NAME AND ADDRESS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 4:00 PM, THURSDAY, MAY 17, 2018. 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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