

**Mailed on/before:** Monday, May 7, 2018

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

**MEETING DATE AND TIME:** Thursday, May 17, 2018 at 9:30 a.m.

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

File Number:	A1278/17TEY	Zoning	RD f6.0, a185, d0.75 & R1C
Owner(s):	AZITA VAHID ABDOLRASOUL BASIRI	Ward:	Toronto-Danforth (29)
Agent:	SAIED MAHBOUBI	Heritage:	Not Applicable
Property Address:	<b>37 WOLVERTON AVE</b>	Community:	East York
Legal Description:	PLAN M444 PT LOT 336		

**PURPOSE OF THE APPLICATION:**

To alter the existing one-storey detached dwelling by constructing a complete second storey addition and a rear ground floor deck.

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

- 1. Chapter 200.5.10.1, By-law 569-2013**  
A minimum of one parking space is required to be provided.  
In this case, zero parking spaces will be provided.
- 2. Chapter 10.20.30.40.(1), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (72.4 m<sup>2</sup>).  
The lot coverage will be equal to 49% of the lot area (101.73 m<sup>2</sup>).
- 3. Chapter 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor of a detached dwelling above established grade is 1.2 m.  
The first floor of the detached dwelling will have a height of 1.28 m above established grade.
- 4. Chapter 10.20.40.40.(1), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (155.14 m<sup>2</sup>).  
The detached dwelling will have a floor space index equal to 0.91 times the area of the lot (189.01 m<sup>2</sup>).

5. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% (19.19 m<sup>2</sup>) of the required front yard landscaped open space shall be in the form of soft landscaping.  
In this case, 64% (16.44 m<sup>2</sup>) of the required front yard landscaped open space will be in the form of soft landscaping.
6. **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, the parking space will be located in the front yard and side yard abutting a street.
1. **Section 7.4.3, By-law 6752**  
A minimum of one parking space is required to be provided behind the main front wall.  
In this case, zero parking spaces will be provided behind the main front wall.
2. **Section 7.8, By-law 6752**  
A parking space is not permitted to be in front of the main front wall.  
In this case, one parking space will be maintained in front of the main front wall.
3. **Section 7.4.3, By-law 6752**  
The minimum required side yard setback is 0.45 m.  
The detached dwelling will be located 0.15 m from the north side lot line and 0 m from the south side lot line.
4. **Section 7.4.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (72.4 m<sup>2</sup>).  
The lot coverage will be equal to 49% of the lot area (101.73 m<sup>2</sup>).
5. **Section 7.4.3, By-law 6752**  
The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (155.14 m<sup>2</sup>).  
The detached dwelling will have a floor space index equal to 0.96 times the area of the lot (199.34 m<sup>2</sup>).
6. **Section 7.1.6, By-law 6752**  
A minimum of 75% (19.19 m<sup>2</sup>) of the required front yard landscaped open space shall be in the form of soft landscaping.  
In this case, 64% (16.44 m<sup>2</sup>) of the required front yard landscaped open space will be in the form of soft landscaping.

**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, MAY 10, 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](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 to the Ontario Municipal Board, you must file your written request for a decision with the Deputy Secretary-Treasurer.

### CONTACT

Daniel De Moissac, Application Technician

Tel. No.: (416) 338-5917

Email: Daniel.DeMoissac@toronto.ca