

Mailed on/before: Sunday, November 26, 2017

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

MEETING DATE AND TIME: Wednesday, December 6, 2017 at 9:30 a.m.

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

File Number:	A0835/17TEY	Zoning:	RD & R1A (ZZC)
Owner(s):	NGUYEN DANG PHUONG PETER TIEU	Ward:	Toronto-Danforth (29)
Agent:	DANIEL WONG	Heritage:	Not Applicable
Property Address:	4 DERWYN RD	Community:	East York
Legal Description:	PLAN 3181 PT LOT 95 PT LOT 96		

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling with an attached garage by constructing a complete second floor above and a rear two-storey addition.

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

- 1. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The altered detached dwelling will have a height of 8.79 m.
- 2. Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the side exterior main walls facing the side lot lines will be 7.08 m.
- 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (201.1 m²).
The altered detached dwelling will have a floor space index equal to 0.57 times the area of the lot (254.25 m²).
- 4. Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4.0 m².
In this case, the rear platform at or above the second storey will have an area of 5.95 m².
- 1. Section 7.2.3, By-law 6752**

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The altered detached dwelling will have a height of 8.79 m.

2. Section 7.2.3, By-law 6752

The maximum permitted floor space index is 0.45 times the area of the lot (201.1 m²).
The altered detached dwelling will have a floor space index equal to 0.57 times the area of the lot (254.25 m²).

3. Section 7.2.3, By-law 6752

The required minimum front yard setback is 6.0 m.
The altered detached dwelling will be located 5.64 m from the front lot line.

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 30, 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

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

Sylvia Mullaste, Senior Planner, Committee of Adjustment

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