

Mailed on/before: Sunday, July 16, 2017

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

MEETING DATE AND TIME: Wednesday, July 26, 2017 at 1:30 p.m.

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

File Number:	A0935/16TEY	Zoning	RS (f10.5; a325; d0.75)(x312) & R2A (Waiver)
Owner(s):	1784138 ONTARIO INC	Ward:	Toronto-Danforth (29)
Agent:	MARTIN RENDL	Heritage:	Not Applicable
Property Address:	45 FLOYD AVE	Community:	East York
Legal Description:	PLAN 1631 PT LOT 1,2,3 & 4		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey, six-unit apartment building by constructing an additional storey above, a rooftop terrace and a three-storey east side building addition.

REQUESTED PERMISSION UNDER SUBSECTION 45(2)(a)(i) & (ii) OF THE PLANNING ACT:

The property has lawful non-conforming status under the Planning Act, as the apartment building existed prior to the passing of the Zoning By-law, which does not permit the said use in a RS zone and R2A zone. Any change of use, alterations or additions to the building requires the permission of the Committee of Adjustment.

Chapter 10.40.20.10(1), By-law 569-2013 and Section 7.5.2, By-law 6752

The enlargement of the six-unit apartment building is an alteration and extension to the lawful non-conforming use.

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

1. Chapter 10.5.40.60.(2), By-law 569-2013

A canopy, awning, or similar structure not covering a platform may encroach into a side yard a maximum of 1.5 m provided it is no closer to the side lot line than 0.3 m.
In this case, the new canopy will be located 0.1 m from the west side lot line.

2. 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 from the west lot line.

3. Chapter 10.40.30.40.(1), By-law 569-2013

The maximum permitted lot coverage is 35% of the area of the lot (174.53 m²).

The lot coverage will be equal to 40.26% of the area of the lot (200.78 m²).

4. Chapter 10.40.40.10.(1), By-law 569-2013

The maximum permitted building or structure height is 8.5 m.

The altered six-story apartment building will have a height of 14.88 m.

5. Chapter 10.40.40.40(1), By-law 569-2013

The maximum permitted floor space index is 0.75 times the area of the lot (249.33 m²).

The altered apartment building will have a floor space index equal to 1.23 times the area of the lot (615.46 m²).

6. Chapter 10.5.50.10.(4), By-law 569-2013

A minimum of 50% (249.33 m²) of the area of the lot shall be maintained as landscaping.

In this case, 29.57% (147.44 m²) of the area of lot will be maintained as landscaping.

7. Chapter 10.5.50.10.(5), By-law 569-2013

A minimum 1.5 m wide strip of land for soft landscaping is required along a lot line that abuts another lot in the Residential Zone category.

In this case, the east side building addition will encroach 0.14 m into the required 1.5 m wide strip of soft landscaping along the east side lot line.

1. Section 7.1.1.1, By-law 6752

Every addition may retain the front yard setback and the side yard setback of the existing dwelling provided the side yard setback is not less than 0.45 m.

The existing building is located 0.6 m from the west side lot line and 2.24 m from the east side lot line.

In this case, the canopy on the west side will be located 0.1 m from the west side lot line and the east side building addition will be located 1.36 m from the east side lot line.

2. Section 7.1.1.4, By-law 6752

The maximum permitted building or structure height is 8.5 m.

The altered six-storey apartment building will have a height of 14.88 m.

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, JULY 6, 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 to the Ontario Municipal Board, you must file your written request for a decision with the Deputy Secretary-Treasurer.

CONTACT

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