

Mailed on/before: Sunday, November 12, 2017

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

MEETING DATE AND TIME: Wednesday, November 22, 2017 at 2:30 p.m.

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

File Number:	A0823/17TEY	Zoning	RD (d0.35)(x961) & R1 Z0.35 (ZZC)
Owner(s):	ANDREW SWARTZ	Ward:	Toronto-Danforth (29)
Agent:	NICHOLAS DISCENZA	Heritage:	Not Applicable
Property Address:	50 PLAYTER CRES	Community:	Toronto
Legal Description:	PLAN 1463 LOT 96		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a third-storey addition, a rear three-storey addition, to enclose the front porch, a rear deck, a rear second-storey deck and a rear basement walkout. The rear garage will be converted into an accessory structure.

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

- Chapter 10.5.60.20.(3), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure in a rear yard is 0.3 m.
The rear ancillary building will be located 0.0 m from the east side yard lot line.
- Chapter 10.20.40.10.(4)(a), By-law 569-2013**
The maximum permitted height is 7.2 m.
The altered dwelling will have a building height will be 10.96 m.
- Chapter 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys is two.
In this case, the altered dwelling will be three storeys.
- Chapter 10.20.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot (107.19 m²).
The altered dwelling will have a floor space index equal to 1.08 times the area of the lot (332.13 m²).
- Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum permitted front yard setback is 5.64 m.
The altered dwelling will be located 3.25 m from the front lot line.
- Chapter 10.20.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.

The altered dwelling will be located 0.48 m from east side yard lot line and 0.59 m from the west side yard lot line.

7. Chapter 10.5.50.10.(1), By-law 569-2013

A minimum of 75% (23.01 m²), of the front yard shall be maintained as soft landscaping.
In this case, 68.7% (21.1 m²), of the front yard will be maintained as soft landscaping.

8. Chapter 10.20.40.50.(1), By-law 569-2013

The maximum area of each platform at or above the second-storey of a detached house is 4.0 m².
The area of each platform at or above the second-storey is 12.32 m².

9. Chapter 200.5.10.1.(1), By-law 569-2013

The minimum required number of parking spaces is one.
In this case, zero parking spaces will be provided.

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

The maximum permitted floor space index is 0.35 times the area of the lot (107.19 m²).
The altered dwelling will have a floor space index equal to 1.08 times the area of the lot (332.13 m²).

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

The maximum permitted floor area for an accessory building is 5% of the area of the lot (15.31 m²).
The rear accessory building will a floor area equal to 7.26 % of the area of the lot (22.24 m²).

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 building depth of 17.0 m is 0.9 m.
The altered dwelling will be located 0.48 m from the east side lot line and 0.59 m from the west side lot line.

4. 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 exceeding a building depth of 17.0 m is 7.5 m.
The 1.43 m portion of the altered dwelling exceeding a building depth of 17.0 m will be located 0.59 m from the west side lot line and 0.48 m from the east side lot line.

5. Section 6(3) Part II 7(I), By-law 438-86

The minimum required setback of an accessory structure to all lot lines is 3.0 m.
The rear accessory structure will be setback 0.65 m from the north lot line and 0.0 m from the east lot line.

6. Section 6(3) Part II (7)(II)A, By-law 438-86

The minimum required setback of an accessory structure to an adjacent residential building is 4.5 m.
The rear accessory structure will be located 2.2 m from the north adjacent residential building at, 46 Jackman Avenue.

7. Section 4(4)(a), By-law 438-86

The minimum required number of parking spaces is one.
In this case, zero parking spaces will be provided.

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

The minimum permitted front yard setback is 5.64 m.
The altered dwelling will be located 3.25 m from the front lot line.

9. 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 does contain any openings is 1.2 m.

The altered dwelling will be setback 1.06 m from the side wall of the west adjacent building at 48 Playter Crescent, which contains openings.

10. Section 6(3) Part III 3(d)(i)(A), By-law 438-86

A minimum of 75% (23.01 m²), of the front yard shall be maintained as soft landscaping.
In this case, 68.7% (21.1 m²), of the front yard will be maintained as soft landscaping.

11. Section 4(2)(a), By-law 438-86

The maximum permitted height is 10.0 m.
The altered dwelling will have a building height will be 10.96 m.

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 3:00 PM, THURSDAY, NOVEMBER 16, 2017.

TO VIEW PLANS & CORRESPONDENCE ONLINE please use **the Application Information Centre found at www.toronto.ca/aic**

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

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