

Mailed on/before: Thursday, July 6, 2017

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

MEETING DATE AND TIME: Wednesday, July 26, 2017 at 4:30 p.m.

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

File Number:	A0482/17TEY	Zoning	R (d0.6)(x322) & R2 Z0.6 (ZZC)
Owner(s):	SINA SOURESRAFIL	Ward:	Toronto-Danforth (29)
Agent:	SINA SOURESRAFIL	Heritage:	Not Applicable
Property Address:	666 GREENWOOD AVE - PART 2	Community:	Toronto
Legal Description:	PLAN 551 LOT 65 TO 66		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage on the retained lot described in consent application B0038/17TEY.

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

- 1. Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10 m² of the first floor must be within 4 m of the front main wall.
In this case, 3.71 m² of the first floor will be within 2.44 m of the front main wall.
- 2. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 8.99 m.
- 3. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17 m.
The new detached dwelling will have a depth of 17.98 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (111.48 m²).

The new detached dwelling will have a floor space index equal to 1.07 times the area of the lot (198.47 m²).

5. Chapter 10.10.40.70.(1), By-law 569-2013

The minimum required front yard setback is 5.12 m.

The new detached dwelling will be located 4.67 m from the east front lot line.

6. Chapter 10.10.40.70.(4)(A), By-law 569-2013

The minimum required side yard setback is 0.45 m.

The new detached dwelling will be located 0.3 m from the south side lot line.

7. Chapter 10.10.80.40.(1), By-law 569-2013

Vehicle entrances through the front main wall of a building are permitted provided the lot has a minimum frontage of 7.6 m.

In this case, the retained lot will have a frontage of 6.1 m.

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

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a site lot line than 2.44 m.

In this case, the rear deck will encroach 1.53 m into the required rear yard setback and will be located 0.46 m from the north side lot line.

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

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (111.48 m²).

The new detached dwelling will have a gross floor area equal to 1.07 times the area of the lot (198.47 m²).

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

The minimum required front yard setback is 5.12 m.

The new detached dwelling will be located 4.67 m from the east front lot line.

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

The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.

The new detached dwelling will be located 0.6 m from the side wall of the south adjacent building.

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

The minimum required side lot line setback for a detached dwelling is 0.45 m for a depth not exceeding 17 m and where the side walls contain no openings.

The new detached dwelling will be located 0.3 m from the south side lot line.

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

The minimum required side lot line setback for the portion of the building exceeding a depth of 17 m is 7.5 m.

The portion of the new detached dwelling exceeding the 17 m depth will be located 0.46 m from the north side lot line and 0.3 m from the south side lot line.

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

The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.

The rear deck will have a height of 2.44 m above grade.

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

An integral garage is not permitted in a building on a lot having a frontage of less than 7.62 m where access to the garage is located in a wall facing the front lot line.

In this case, the integral garage will be accessed from a wall that faces the front lot line on a lot with a frontage of 6.1 m.

Application Number B0038/17TEY, A0481/17TEY & A0482/17TEY will be considered jointly.

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, JULY 20, 2017. All submissions 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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