

Mailed on/before: Sunday, June 17, 2018

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

MEETING DATE AND TIME: Wednesday, June 27, 2018 at 9:30 a.m.

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

File Number: A1116/17TEY
Property Address: 69 MURIEL AVE
Legal Description: PLAN 446E LOT 123
Agent: CHENG ZHANG
Owner(s): LIYANG WU
Zoning: R (d0.6) & R2 Z0.6 H10 (ZZC)
Ward: Toronto-Danforth (29)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with a front second storey balcony.

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

- 1. Chapter 200.5.10.1, By-law 569-2013**
One parking space is required to be located behind the main front wall.
In this case, the required parking space will not be provided behind the main front wall.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (87.11 m²).
The new detached dwelling will have a floor space index of 0.93 times the area of the lot (134.86 m²).
- 3. Chapter 10.10.40.70.(2), By-law 569-2013**

A minimum required rear yard setback is 7.5 m.
The new detached dwelling will be located 5.813 m from the rear lot line.

4. **Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m. In this case, the front stairs will be located 0.45 m from the north lot line and the rear stairs will be located 0.45 m from the north lot line.
5. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the required front yard landscaping must be soft landscaping (13.31 m²).
In this case, 0% (0 m²) of the front yard will be soft landscaping.
6. **Chapter 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a dwelling above established grade is 1.2 m.
In this case, the first floor of the new dwelling will be located 1.45 m above established grade.
7. **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, no parking space will be provided on-site.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (87.11 m²).
The new detached dwelling will have a floor space index of 0.93 times the area of the lot (134.86 m²).
2. **Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new dwelling will be located 5.813 m from the rear east lot line.
3. **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 contains openings is 1.2 m and 0.9 m from an adjacent building that does not contain any openings.
The new detached dwelling will be located 1.04 m from the side wall of the adjacent building to the north and 1.08 m from the adjacent building to the south.
4. **Section 6(3) Part III 3, By-law 438-86**
A minimum of 75% (13.31 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 0 % (0 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
5. **Section 4(4), By-law 438-86**
One parking space is required to be provided behind the front main wall.

In this case, the required parking space will not be provided behind the front main wall.

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 new rear deck will have a height of 1.45 m above grade.

7. Section 6(3) Part IV 1(E), By-law 438-86

A motor vehicle parking space that is located between the front wall of the building and the front lot line is not permitted.

In this case, no parking space will be provided on-site.

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS WITH YOUR NAME AND ADDRESS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 4:00 PM, THURSDAY, JUNE 21, 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

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.
- Be advised that the appeal body may dismiss an appeal of the consent Decision if the person or public body that filed the appeal did not make a submission to the Committee of Adjustment prior to the Decision having been made.

CONTACT

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