

FILE COPY

Mailed on/before: Tuesday, April 24, 2018

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**MEETING DATE AND TIME:** Thursday, May 17, 2018 at 9:30 a.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A1318/17TEY	Zoning	RD(f9.0; a280; d0.45) & R1A (ZZC)
Owner(s):	ARETI GIKAS ELIAS GIKAS	Ward:	Toronto-Danforth (29)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	7 DERWYN RD	Community:	Toronto
Legal Description:	PLAN 3216 LOT 14		

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a second floor and rear ground floor addition, as well as a new front porch.

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

- Chapter 10.5.40.60.(3)(A)(ii), 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 wider than 2.0 m.
The front stairs will be 2.34 m wide.
- Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (107.26 m²).
The lot coverage will be equal to 42.60% of the lot area (130.50 m²).
- Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted building height is 7.20 m for a detached dwelling with a flat or shallow roof.
The altered detached dwelling will have a height of 8.84 m.
- 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 (137.91 m²).

The altered detached dwelling will have a floor space index equal to 0.76 times the area of the lot (234.14 m²).

5. Chapter 10.20.40.70.(1), By-law 569-2013

The minimum required front yard setback is 4.86 m.

The altered detached dwelling will be located 3.91 m from the west front lot line.

6. Chapter 10.20.40.70.(3)(B), By-law 569-2013

The minimum required side yard setback is 0.90 m.

The altered detached dwelling will be located 0.32 m from the north side lot line and 0.88 m from the south side lot line.

1. Section 5.6.(b)(iii), By-law 6752

Steps or stairs required for access to the first storey of a building may encroach into any yard, provided the steps or stairs are set back a minimum of 1.5 m from any lot line adjacent to the street.

The front steps will be located 1.14 m from the west front lot line adjacent to a street and will contain a landing.

2. Section 7.2.3, By-law 6752

The maximum permitted building height is 8.50 m.

The altered detached dwelling will have a height of 8.84 m.

3. Section 7.2.3, By-law 6752

The maximum permitted building length for a building is 16.75 m.

The altered detached dwelling will have a building length of 16.97 m.

4. Section 7.2.3, By-law 6752

The maximum permitted gross floor area of a building is 0.45 times the area of the lot (137.91 m²).

The altered detached dwelling will have a gross floor area equal to 0.97 times the area of the lot (297.49 m²).

5. Section 7.2.3, By-law 6752

The minimum required front yard setback is 6.0 m.

The altered detached dwelling will be located 3.91 m from the west front lot line.

6. Section 7.2.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (107.26 m²).

The lot coverage will be equal to 40.50% of the lot area (124.17 m²).

7. Section 7.2.3, By-law 6752

The minimum required side yard setback is 0.90 m.

The altered detached dwelling will be located 0.32 m from the north side lot line and 0.88 m from the south side lot line.

8. Section 5.6(c), By-law 6752

Sills, belt courses, cornices, eaves, gutters, chimney breasts, bay windows or pilasters may project into a required side yard to a maximum of 0.46 m.

In this case, the south eaves and gutters will project 0.6 m.

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, THURSDAY, MAY 10, 2018.
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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