

FILE COPY

Mailed on/before: Thursday, October 28, 2010

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

MEETING DATE AND TIME: Wednesday, November 17, 2010 at 3:30 p.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0508/10TEY	Zoning:	R2 Z1.0 (PPR/WAIVER)
Owner(s):	BENJAMIN LEON VARADI	Ward:	Trinity-Spadina (20)
Agent:	GIANPIERO PUGLIESE		
Property Address:	76 LOWTHER AVE	Community:	
Legal Description:	PLAN M6 PT LOT 71 WITH ROW		

PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by demolishing the rear two-storey coach house containing one dwelling unit and constructing a new rear two-storey addition to the existing 3 storey home with ground floor deck and a new rear detached one-storey garage.

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

- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 1.0 times the area of the lot (445.32 m²).
The altered dwelling will have a residential gross floor area equal to 1.15 times the area of the lot (510.00 m²).
- Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.
The 3.07 m portion of the existing three-storey dwelling exceeding a depth of 17 m will maintain a setback of 0.75 m from the west side lot line and a 2.17 m from the east side lot line. Beyond the existing three-storey dwelling, the proposed addition will be setback 0.10 m from the west side lot line and 2.84 m from the east side lot line for a depth of 11.01 m.
- 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 detached garage will be located 0.10 m from the adjacent residential building at 78 Lowther Avenue (to the west) and 0.99 m from the adjacent residential building at 6 Admiral Road (to the north).

4. **Section 6(3) Part II 3(i and ii), By-law 438-86**
 The minimum required setback from the side wall of an adjacent building that contains no openings is 0.9 m and from an adjacent building that contains openings is 1.2 m.
 The existing building at 76 Lowther contains openings and is setback 0.76 m from the side wall of the adjacent building at 78 Lowther Avenue.
 The proposed addition does not contain any openings and will be setback 0.10 m from the side wall of the adjacent building at 78 Lowther Avenue.
5. **Chapter 10.10.40.30.(1)(A), By-law 1156-2010**
 The maximum permitted depth of a dwelling is 17.0 m.
 The proposed depth of the dwelling measured to the basement portion of the rear addition is 34.14 m.
6. **Chapter 10.10.40.40.(1), By-law 1156-2010**
 The maximum permitted floor space index is 1.0 times the area of the lot (445.32 m²).
 The proposed floor space index is 1.15 times the area of the lot (510.00 m²).
7. **Chapter 10.10.40.70.(2), By-law 1156-2010**
 The minimum required rear yard setback is 7.5 m when measured to the below grade portion of the addition.
 The proposed rear yard setback is 0.32 m.
8. **Chapter 10.10.40.70(3)(A), By-law 1156-2010**
 The minimum required side yard setback is 0.9 m when measured to the proposed rear addition.
 The proposed side yard setback measured to the below grade portion is 0.10 m on the east side.
9. **Chapter 10.10.40.70.(4)(A), By-law 1156-2010**
 The minimum required side yard setback is 0.45 m.
 The proposed side yard setback is 0.10 m on the west side.
10. **Chapter 10.5.50.10.(3), By-law 1156-2010**
 There shall be a minimum required 50% of the rear yard for soft landscaping (38.60 m²).
 The proposed soft landscaping is 0% (0.0 m²).
11. **Chapter 10.5.60.30.(2), By-law 1156-2010**
 The minimum required separation between the detached garage and the rear wall of the principal building is 4.0 m.
 The proposed separation is 1.52 m.
12. **Chapter 10.5.60.40.(2)(A), By-law 1156-2010**
 The maximum permitted height for an ancillary building or structure having a separation of less than 1.80 m from the principal building is 2.5 m.
 The proposed height of the ancillary building is 2.6 m.
13. **Chapter 10.5.60.50.(3), By-law 1156-2010**
 The maximum permitted gross floor area for ancillary buildings that are located less than 1.8 m from the principal building is 10 m².
 The proposed gross floor area of the detached garage is 42 m².

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 appropriate for the development 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 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

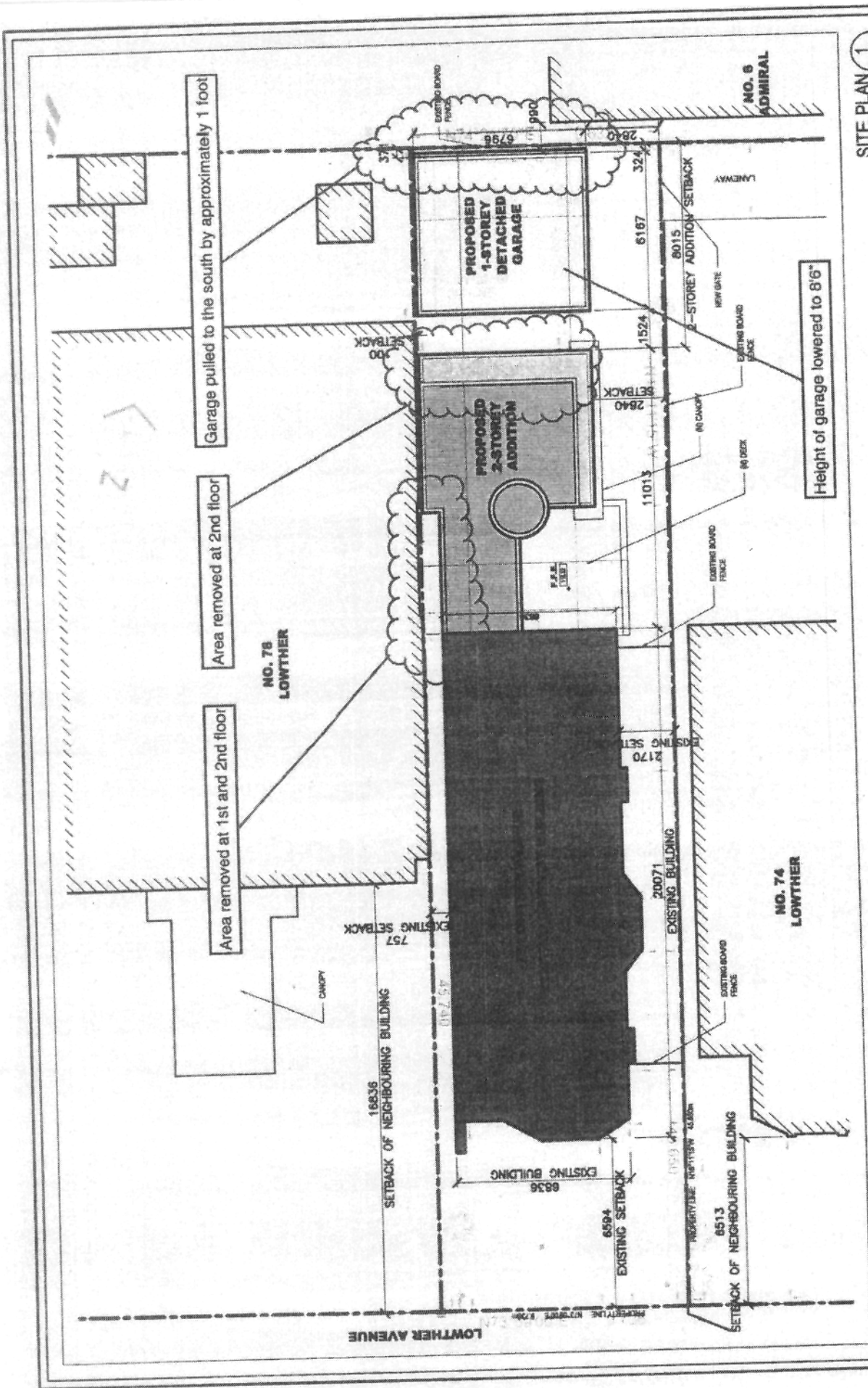
Attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. Plans filed with the application **will not be photocopied.**

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.

For more information please telephone our office. Call **Nicole Ivanov, (416) 392-7612**, Office of the Committee of Adjustment, Toronto City Hall, Toronto, ON, M5H 2N2.

Anita M. MacLeod
 Manager & Deputy Secretary Treasurer
 Toronto and East York Panel



SITE PLAN 1
SCALE 1:200 A1.03

ADDITIONS AND ALTERATIONS TO
76 LOWTHER AVE.
TORONTO, ONTARIO
AUG 20, 2010
08-020

SITE PLAN - PROPOSED ADDITION

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OCT 26 2010
COMMITTEE OF
ADJUSTMENT

A1.03



Proposed Addition / Renovation - 76 Lowther Avenue, Toronto

Project Statistics
August 10, 2010
Project No. 08-020

1.0 Site Statistics

1.1 Site Area

sq m	sq ft
465.32	4,783

1.2 Zoning

Zone	R#
	R2

1.3 Height

Height	sq m	sq ft
Permitted Maximum Height to the roof peak of roof	12.00	36.3'
Height of Existing Building to the top of roof	9.64	31.6'
Proposed Height of Addition to the highest point of roof	7.36	24.2'

1.4 Density

Permitted Density (Maximum)	Existing Density	Proposed Total Density (not including basement and garage area)
1.00	474.38	5,104
	510.00	5,468

2.0 Areas

2.1 Existing Areas

Area	sq m	sq ft
Basement	136.48	1,469
Ground Floor	179.30	1,929
Second Floor	161.33	1,736
Third Floor	137.76	1,479
Total Existing Area (not including basement)	474.38	5,104

2.2 Existing Areas to Remove

Area	sq m	sq ft
Basement	136.48	1,469
Ground Floor	133.54	1,437
Second Floor	136.83	1,472
Third Floor	137.76	1,479
Total Existing Area (not including basement)	444.12	4,859

2.3 Proposed Areas

Area	sq m	sq ft
Basement	180.94	1,947
Ground Floor (not including two-car garage)	54.23	584
Two-Car Garage	43.96	468
Second Floor	51.85	556
Third Floor	6.00	65
Total Proposed Area (not including basement and two-car garage area)	196.98	2,110

2.4 Total Areas

Area	sq m	sq ft
Basement	317.42	3,415
Ground Floor (not including two-car garage)	187.77	2,028
Two-Car Garage	46.56	499
Second Floor	108.48	1,161
Third Floor	133.76	1,439
Total Area (not including basement and two-car garage area)	614.00	6,543

PROJECT STATISTICS 1
N.T.S. A1.01

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SITE CONTEXT MAP 2
N.T.S. A1.01

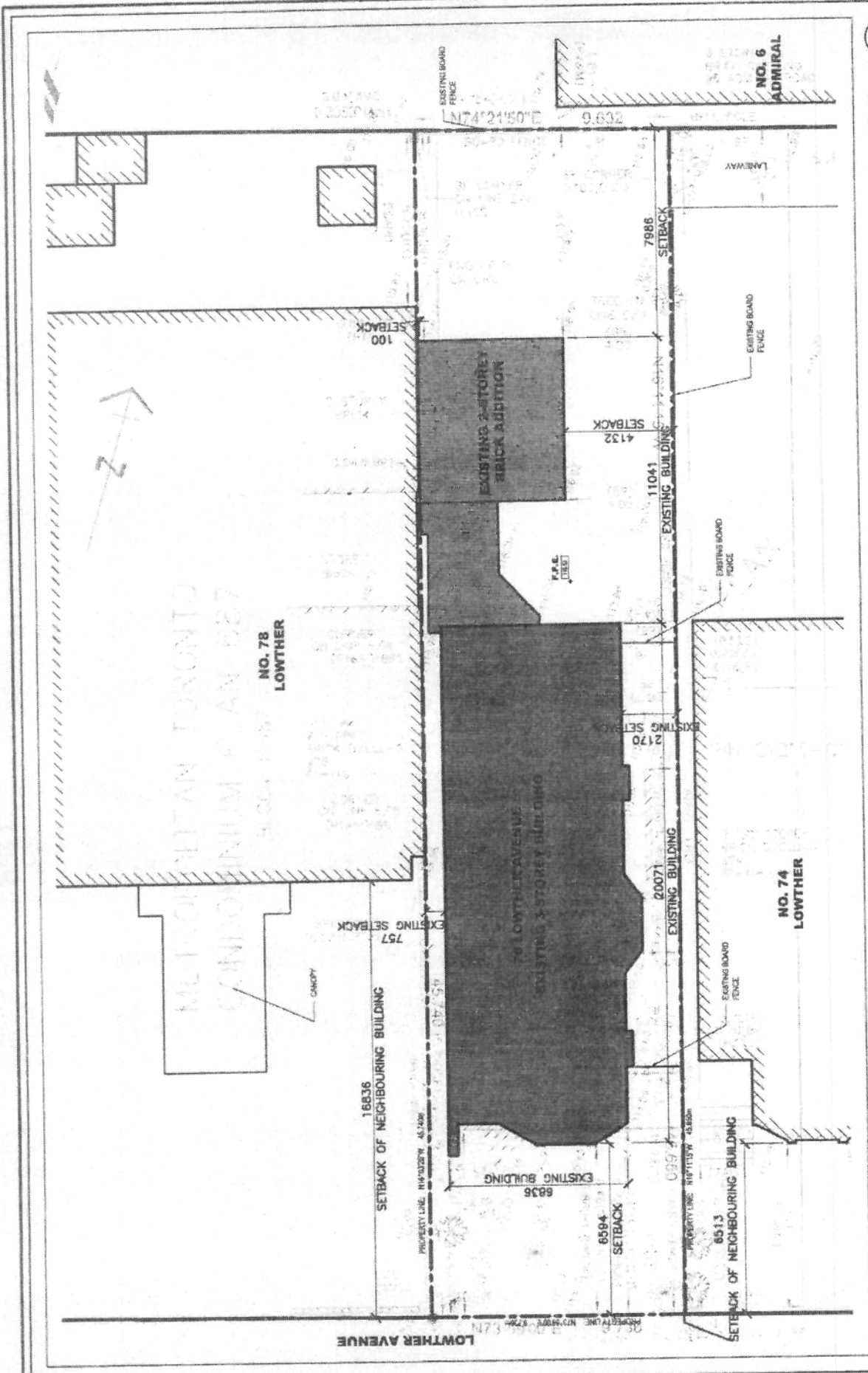
PROJECT STATISTICS AND SITE CONTEXT MAP



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SITE PLAN 1
SCALE 1:200 (A1.02)

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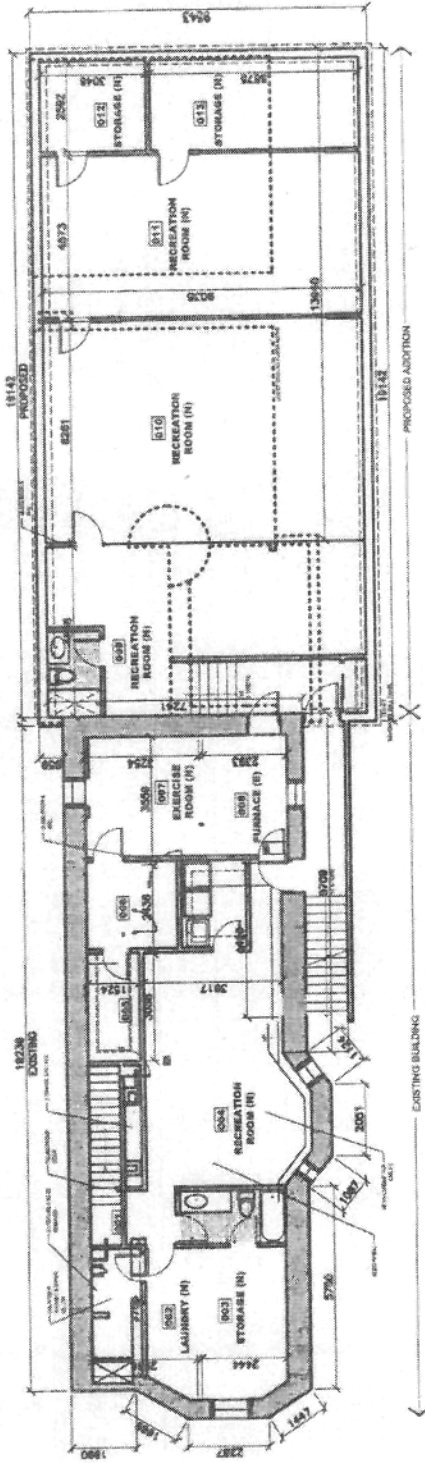
SITE PLAN - EXISTING BUILDING

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APPROVED FOR THE
CITY OF TORONTO
PLANNING DEPARTMENT
ON 08/20/10





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BASEMENT PLAN 1
 SCALE 1/200 A2.01

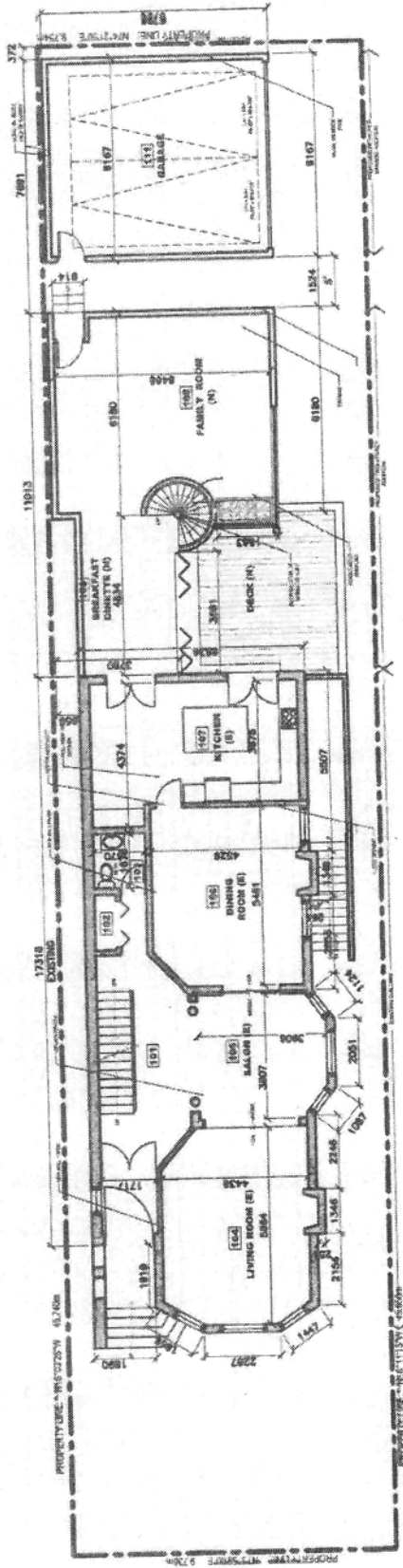
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BASEMENT PLAN

A2.01

ARCHITECTURE
 100 BAYVIEW AVE. SUITE 100
 SCARBOROUGH, ONTARIO M1B 3Y1
 TEL: 416-291-1111 FAX: 416-291-1112
 WWW.AUDAXARCHITECTURE.COM





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GROUND FLOOR PLAN 1
 SCALE 1:200 A2.02

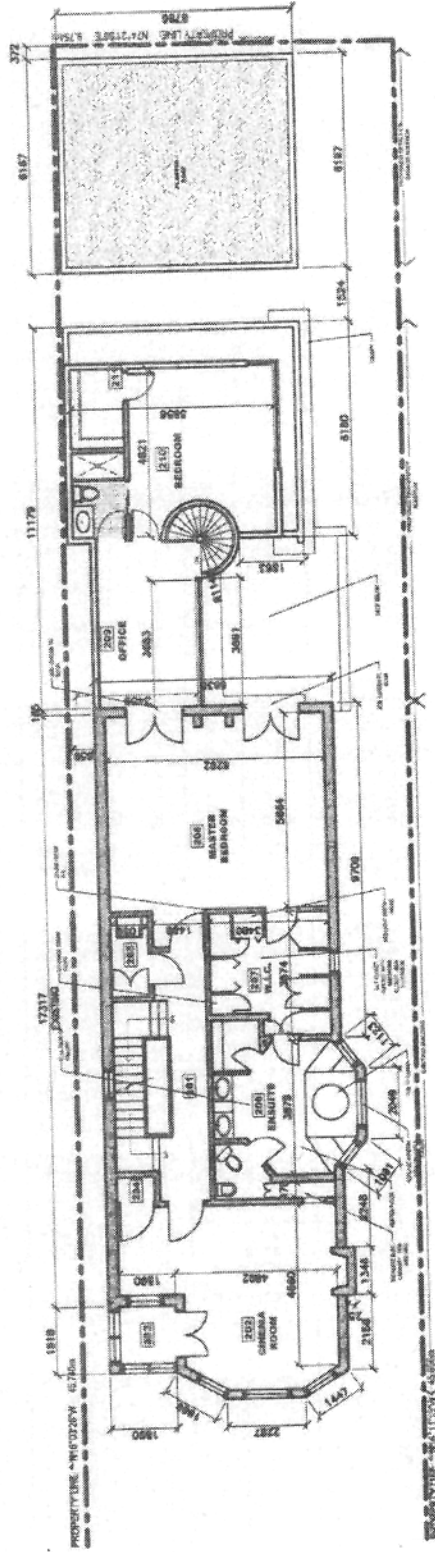
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GROUND FLOOR PLAN

A2.02

Prepared by: A2.02
 Checked by: A2.02
 Drawn by: A2.02
 Date: 08/20/10





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SECOND FLOOR PLAN 1
 SCALE 1:200 A2.03

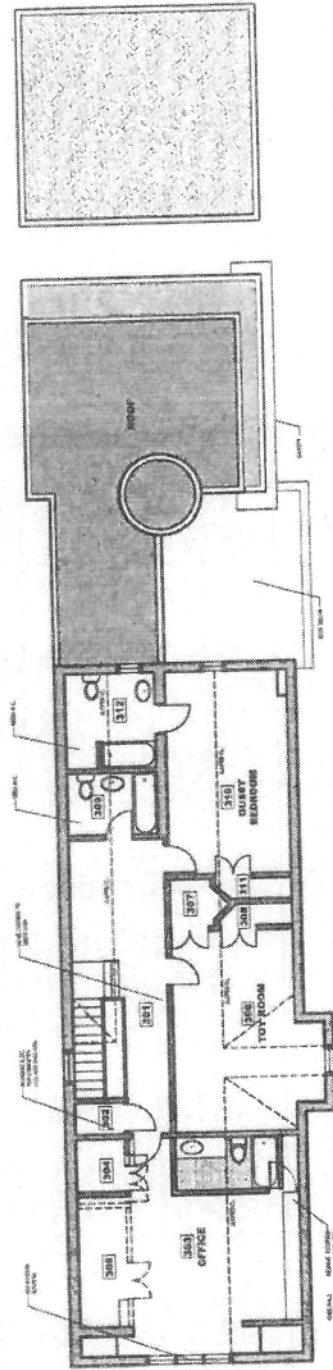
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SECOND FLOOR PLAN

A2.03

FOR INFORMATION ONLY
 THIS DOCUMENT IS NOT TO BE
 USED FOR CONSTRUCTION
 WITHOUT THE ARCHITECT'S
 SIGNATURE AND SEAL





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THIRD FLOOR PLAN 1
 SCALE 1:200 A2.04

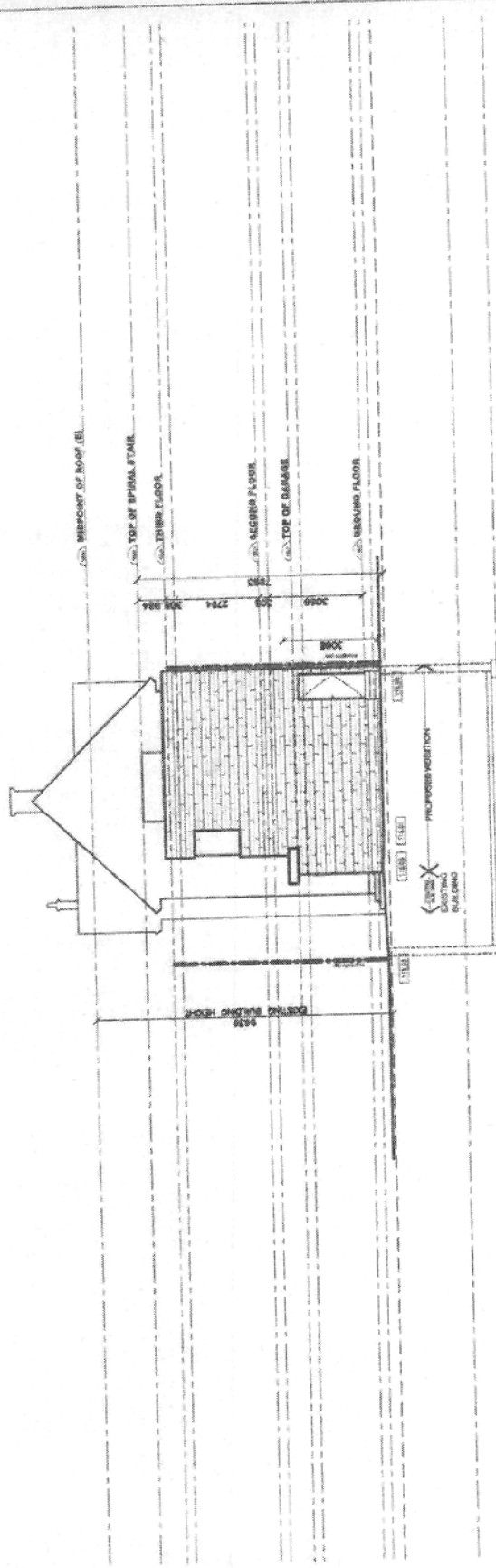
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THIRD FLOOR PLAN

A2.04

ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE SPECIFIED
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED





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REAR ELEVATION (NORTH) 1
 SCALE 1:200 (A3.02)

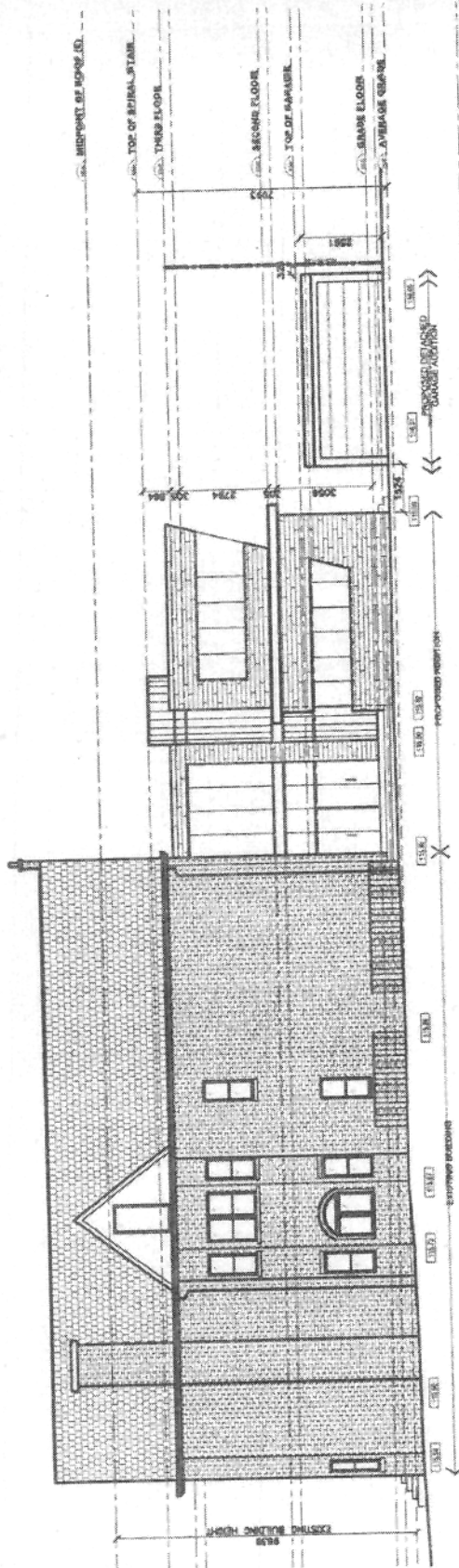
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REAR ELEVATION (NORTH)

A3.02

PROPOSED POSITION
 EXISTING BUILDING





SIDE ELEVATION (EAST) 1
SCALE 1/200 A3.03

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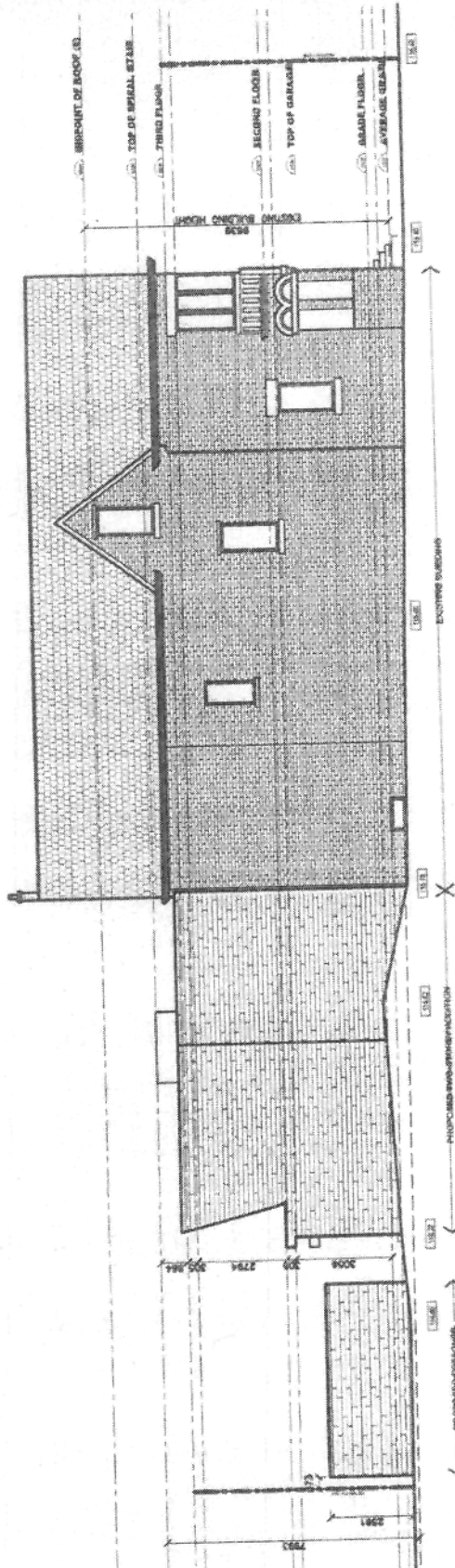
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SIDE ELEVATION (EAST)

A3.03

NOT TO SCALE
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SEE DRAWING A3.01 FOR
GENERAL NOTES





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SIDE ELEVATION (WEST) 1
 SCALE 1:200 A3.04

SIDE ELEVATION (WEST)

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A3.04

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