

Mailed on/before: Friday, July 26, 2013

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

MEETING DATE AND TIME: Thursday, August 15, 2013 at 1:00 p.m.

LOCATION: Council Chamber, Etobicoke Civic Centre, 399 The West Mall, M9C 2Y2

File Number:	A667/12EYK	Zoning	R2 (Waiver)
Owner(s):	1800208 ONTARIO LIMITED	Ward:	Etobicoke-Lakeshore (05)
Agent:	MILENOV ASSOCIATES ARCHITECTS		
Property Address:	932 ROYAL YORK RD - PART 4	Community:	
Legal Description:	PLAN 2436 LOT 17		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached single car garage.

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

- 1. Section 320-59.C.**
The minimum required lot area 510 m².
The new lot area will be 220.52 m².
- 2. Section 320-59.A.(1)**
The minimum required lot frontage is 13.5 m.
The new lot frontage will be 6.09 m.
- 3. Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the lot area (99.23 m²).
The new dwelling will have a floor space index of 0.95 times the lot area (209.71 m²).
- 4. Section 320-42.1.B.(2)**
The maximum permitted dwelling height with a flat roof is 6.5 m.
The new dwelling will have a flat roof height of 9.65 m.
- 5. Section 320-41.D.**
No chimney-breast, steps, eaves or other projections from the main side wall of a building shall be less than 0.4 m from the side lot line of the lot on which the building is located.
The proposed steps projecting from the main side wall will be located 0.13 m from the south side lot line.

6. Section 320-42.1.C.(1)

The minimum required side yard setback is 0.9 m, with a total aggregate side yard width of 2.1 m. The new dwelling will be located 0.45 m from the north side lot line, 1.2 m from the south side lot line and will have an aggregate side yard width of 1.65 m.

7. Section 320-24.9.B.

A minimum of 50% of the front yard area shall be maintained as landscaping (24.66 m²). A total of 46.36% of the front yard will be maintained as landscaping (22.87 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 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 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. The standard fee will apply to any materials 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.

CONTACT

Annalisa Morra, Application Technician
Tel. No.: (416) 394-2870
Email: amorra@toronto.ca