

FILE COPY

Mailed on/before: Sunday, June 29, 2014

**PUBLIC HEARING NOTICE**  
**MINOR VARIANCE/PERMISSION**  
**(Section 45 of the Planning Act)****MEETING DATE AND TIME:** Wednesday, July 9, 2014 at 9:00 a.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0471/14TEY	Zoning	RD d0.75 & R1C (ZZC)
Owner(s):	FRANCO TEMPRILE	Ward:	Toronto-Danforth (29)
Agent:	LEO MASTRANDREA		
Property Address:	<b>7 CHILTON RD</b>	Community:	East York
Legal Description:	PLAN M513 PT LOT 107 PT LOT 108		

**PURPOSE OF THE APPLICATION:**

To alter the existing one-storey detached dwelling by constructing a second floor addition over the existing structure, a rear two-storey addition and a rear deck.

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

- 1. Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.0 m.  
The height of the front exterior main walls will be 7.95 m.
  - 2. Chapter 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The height of the first floor above established grade will be 1.27 m.
  - 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.75 times the area of the lot (182.41 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.83 times the area of the lot (201.66 m<sup>2</sup>).
  - 4. Chapter 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (85.13 m<sup>2</sup>).  
The altered dwelling will have a lot cover of 43.7 % of the lot area (106.27 m<sup>2</sup>).
  - 5. Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The altered dwelling roof eaves will project 0.10 m and will be located 0.20 m from the south lot line.
- 1. Section 7.4.3, By-law 6752**  
The minimum required side yard setback is 0.45 m.  
The altered dwelling will be located 0.31 m from the south side lot line.

**2. Section 7.4.3, By-law 6752**

The maximum permitted lot coverage is 35% of the lot area (85.13 m<sup>2</sup>).  
The altered dwelling will have a lot cover of 43% of the lot area (104.53 m<sup>2</sup>).

**3. Section 7.4.3, By-law 6752**

The maximum permitted floor space index is 0.75 times the area of the lot (182.41 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.83 times the area of the lot (201.66 m<sup>2</sup>).

**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**

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