

File Copy

Mailed on/before: Sunday, June 1, 2014

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

MEETING DATE AND TIME: Wednesday, June 11, 2014 at 2:00 p.m.

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

File Number:	A0333/14TEY	Zoning	RD (f12.9) & R1B (PPR)
Owner(s):	ROCCO SOLMITO CONNIE SOLMITO	Ward:	Toronto-Danforth (29)
Agent:	ANDRE GRISOLIA		
Property Address:	<b>17 BEECHWOOD DR</b>	Community:	Toronto
Legal Description:	PLAN 2800 LOT 1,PT LOT 2		

**PURPOSE OF THE APPLICATION:**

To construct a detached garage at the rear of a detached bungalow. The garage will be accessed from the existing driveway and from the laneway at the rear.

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

- Chapter 10.5.50.10.(3), By-law 569-2013**  
The minimum required rear yard soft landscaping is 50% (117.38 m<sup>2</sup>).  
The rear yard landscaping area is 38% (89.6 m<sup>2</sup>).
- Chapter 10.5.60.20.(6), By-law 569-2013**  
The minimum required side yard setback for an ancillary building or structure containing a parking space where a side lot line abuts a lane, and vehicle access to the parking space is from the lane is 1.0 m.  
The side yard setback for the ancillary building is 0.46 m.
- Chapter 10.5.60.50.(2), By-law 569-2013**  
The maximum total floor area of all ancillary buildings or structures on a lot is 60.0 m<sup>2</sup>.  
The total floor area of all ancillary buildings is 82.6 m<sup>2</sup>.
- Chapter 10.5.60.70.(1), By-law 569-2013**  
Ancillary buildings or structures may not exceed 10% of the lot area (46.4 m<sup>2</sup>).  
The ancillary buildings or structures cover 18% of the lot area (82.6 m<sup>2</sup>).

**1. Section 7.1.1, By-law 6752**

The maximum permitted height for a detached garage is 3.6 m.

The new garage is 3.96 m in height.

**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**

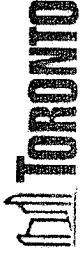
- The Committee will announce its decision on the application at the Public Hearing.
- To receive a copy of the Decision, fill out the Decision Request Form at our office or at the Public Hearing or write a letter requesting a copy of the Decision and send it to our office.
- If you wish to appeal a Decision of the Committee to the Ontario Municipal Board, you must file your written request for a decision with the Deputy Secretary-Treasurer.

**CONTACT**

Theresa Tumidajski, Application Technician

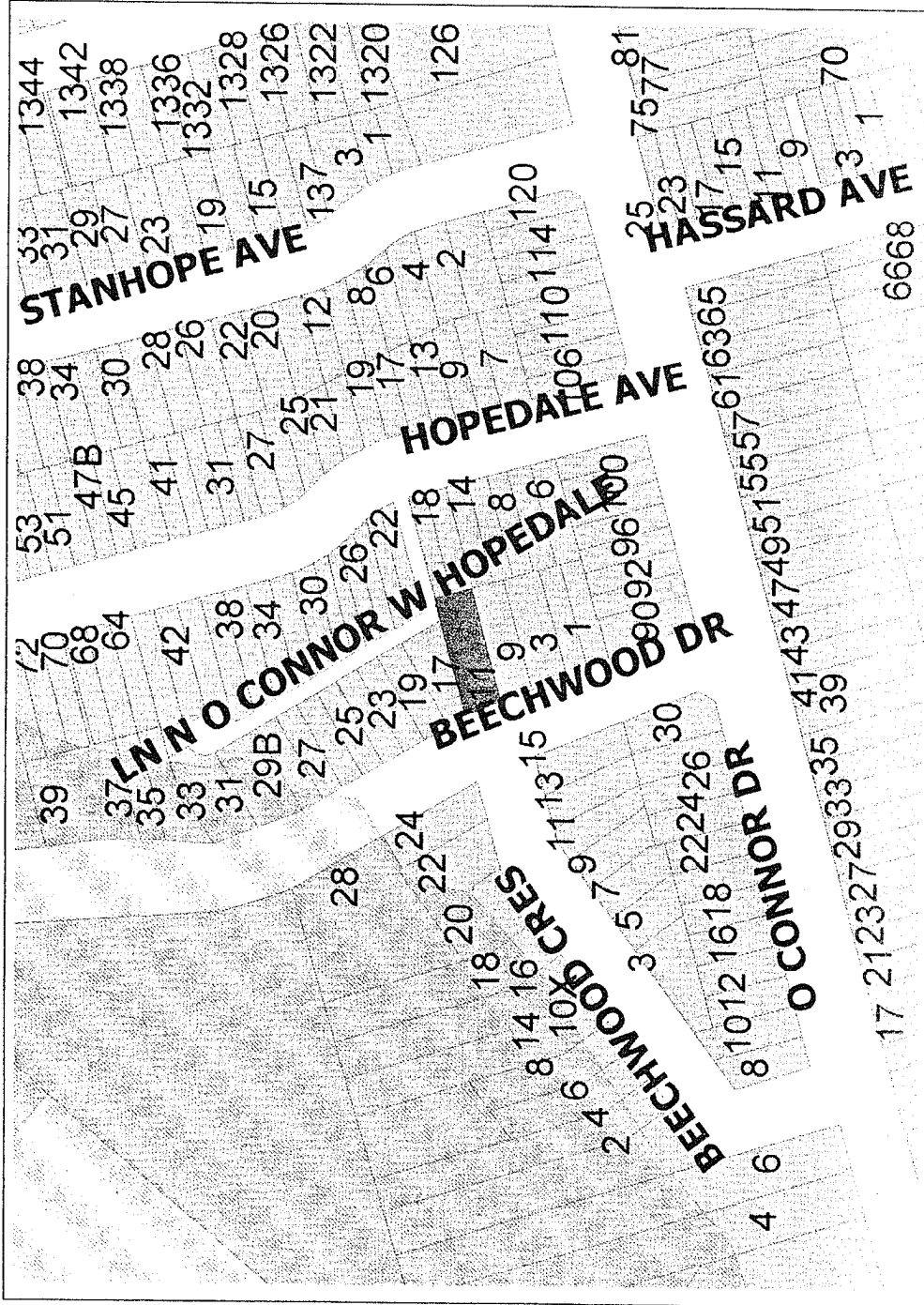
Tel. No.: 416-392-7334

Email: ttumida@toronto.ca



# 17 Beechwood Drive

A0333/14TEY



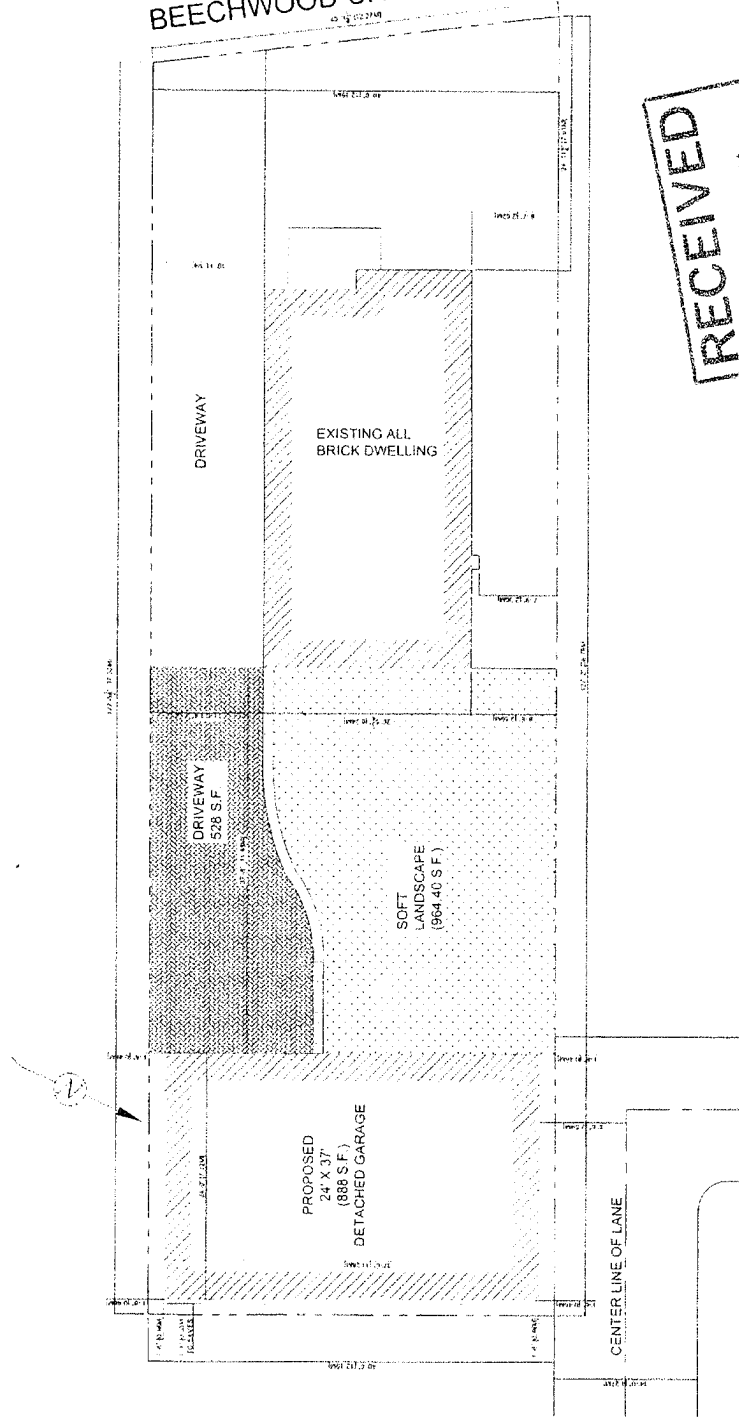
Date: May, 06 2014

**PLOT PLAN**  
 PLAN SHOWING  
 THE WHOLE OF LOT 2  
 PLAN 2800  
 TOWNSHIP OF EAST YORK

**SITE STATISTICS**  
 LOT AREA = 4992 S.F.  
 EXISTING DWELLING = 780 S.F.  
 PROPOSED GARAGE = 816 S.F.  
 LOT COVERAGE = 1596 S.F. / 4992 S.F. = 32%

REAR YARD = 2527 S.F.  
 SOFT LANDSCAPE = 964.40 S.F.  
 DRIVEWAY = 528 S.F.  
 GARAGE = 888 S.F.

**BEECHWOOD CRESCENT**



**RECEIVED**  
 APR 02 2014  
 COMMITTEE OF  
 ADJUSTMENT

The work of this firm is subject to the provisions of the Ontario Planning Act and the Planning Act of the Province of Ontario. This work is prepared for the client's use only and is not to be used for any other purpose without the written consent of the firm.

**DIGITECH DESIGNS INC.**  
 8 FINNETT CRESCENT  
 TORONTO, ONTARIO  
 M2N 6L5  
 TEL: 416 866 3085  
 FAX: 416 753 1775

**REGISTRATION INFORMATION**  
 NAME: [Signature]  
 DESIGNATION: ARCHITECT  
 REGISTRATION NUMBER: 11779  
 REGISTERED UNDER THE REGULATION OF PROFESSIONS ACT, R.S.O. 1990, CHAPTER 90  
 DIGITECH DESIGNS INC.  
 11797  
 TORONTO, ONTARIO

**DIGITECH DESIGNS INC.**  
 8 FINNETT CRESCENT  
 TORONTO, ONTARIO  
 M2N 6L5  
 TEL: 416 866 3085  
 FAX: 416 753 1775

**TITLE:** PROPOSED 24' X 37' DETACHED GARAGE 17 BEECHWOOD DRIVE  
**CLIENT:** MR & MRS SOLMITO  
**DATE:** MARCH, 2014  
**DRAWN BY:** A. GRISOLIA  
**SCALE:** 1/8" = 1'-0"

**DRAWING NUMBER:** SP-1

Sketch of Survey  
 OF LOT 1 AND PART LOT 2. REGO. PLAN 2800  
 Township of East York.

Toronto Sept. 7th 1903

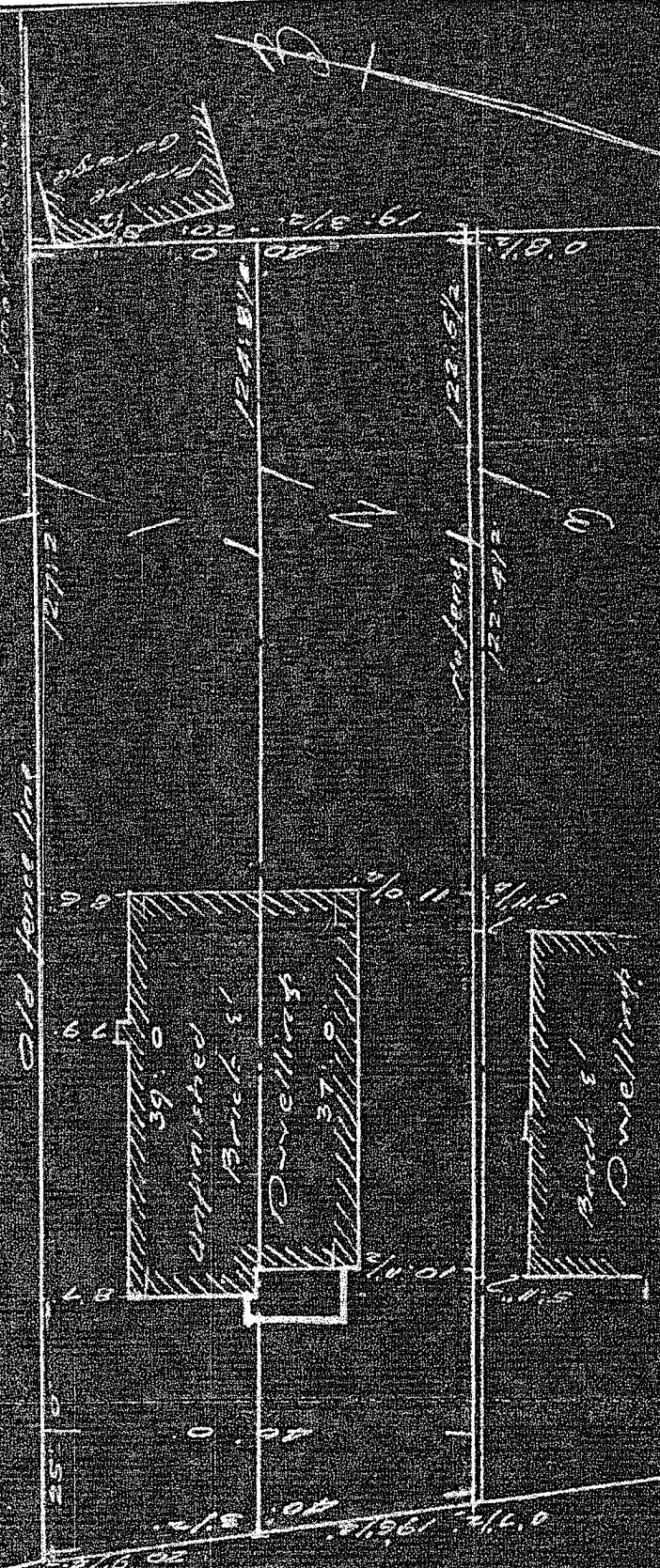
*C. B. Reule*

Ontario Land Surveyor

1903

LANE  
 by Deed 11/11/11

BEECHWOOD  
 DRIVE



PROPOSED EAST ELEVATION

38'-3 1/2"

TOP OF ROOF PEAK 1'-5 1/2" (3.94m)

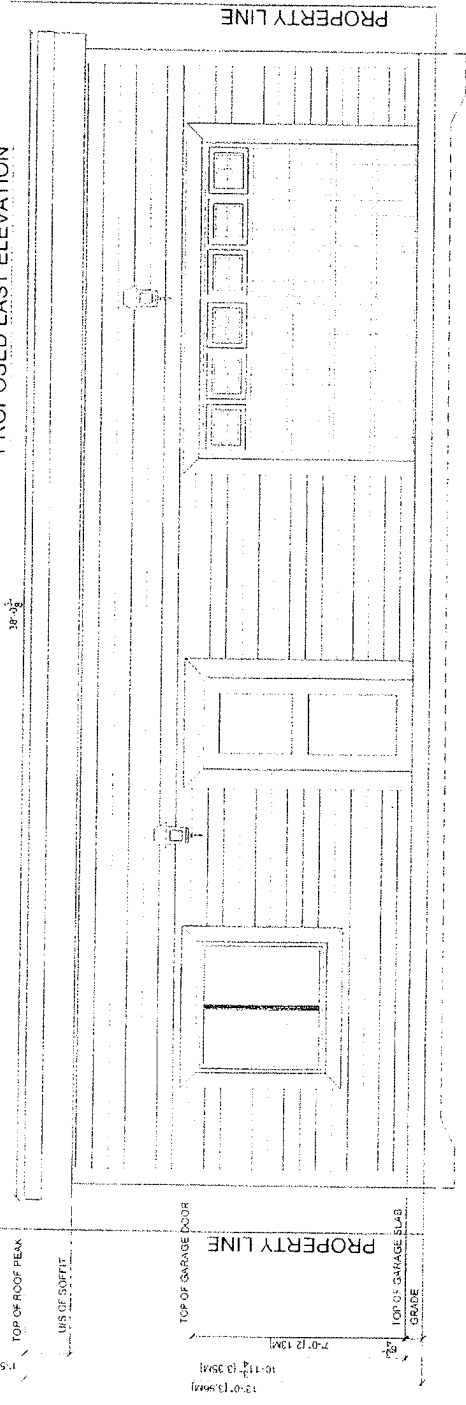
US OF SOFFIT

TOP OF GARAGE DOOR 7'-0" (2.13m)

TOP OF GARAGE SLAB GRADE 12'-0" (3.66m)

10'-11 1/2" (3.38m)

7'-0" (2.13m)



PROPERTY LINE

PROPERTY LINE

PROPOSED WEST ELEVATION

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The user of this drawing is advised that the design is preliminary and subject to change without notice. The user of this drawing is advised that the design is preliminary and subject to change without notice. The user of this drawing is advised that the design is preliminary and subject to change without notice.

DATE: 11/17/13  
 DRAWN BY: A. GRISOLIA  
 CHECKED BY: A. GRISOLIA  
 PROJECT NO. 13-117

**DIGITECH DESIGNS INC.**  
 8 Finnette Crescent  
 Toronto, On  
 M6N 4W6  
 416 846 3982  
 Fax: 416 763 1775

TITLE: PROPOSED 24' X 37' DETACHED GARAGE 17 BEECHWOOD DRIVE

CLIENT: MR & MRS SOLMITO

DATE: MARCH, 2014

DRAWN BY: A. GRISOLIA

SCALE: 3/8" = 1'-0"

DRAWING NUMBER: A-3

13'-6" (3.96M)  
 10'-11 1/2" (3.35M)  
 0'-6"  
 1'-5 1/2" (0.45M)

TOP OF ROOF PEAK  
 U/S OF SOFFIT  
 TOP OF GARAGE SLAB  
 GRADE

0'-7" (0.18M)  
 PROPERTY LINE

24'-0"

PROPOSED NORTH ELEVATION

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DATE: 14/03/14  
 NAME: A. GRISOLIA  
 REGISTRATION NO.: 14700  
 PROJECT NO.: 14700  
 PROJECT NAME: GARAGE 17 BEECHWOOD DRIVE  
 CLIENT: MR & MRS SOLMITO  
 PROJECT LOCATION: 17111 17th Ave, Scarborough, ON M1V 4S7  
 DIGITECH DESIGNS  
 3138  
 824

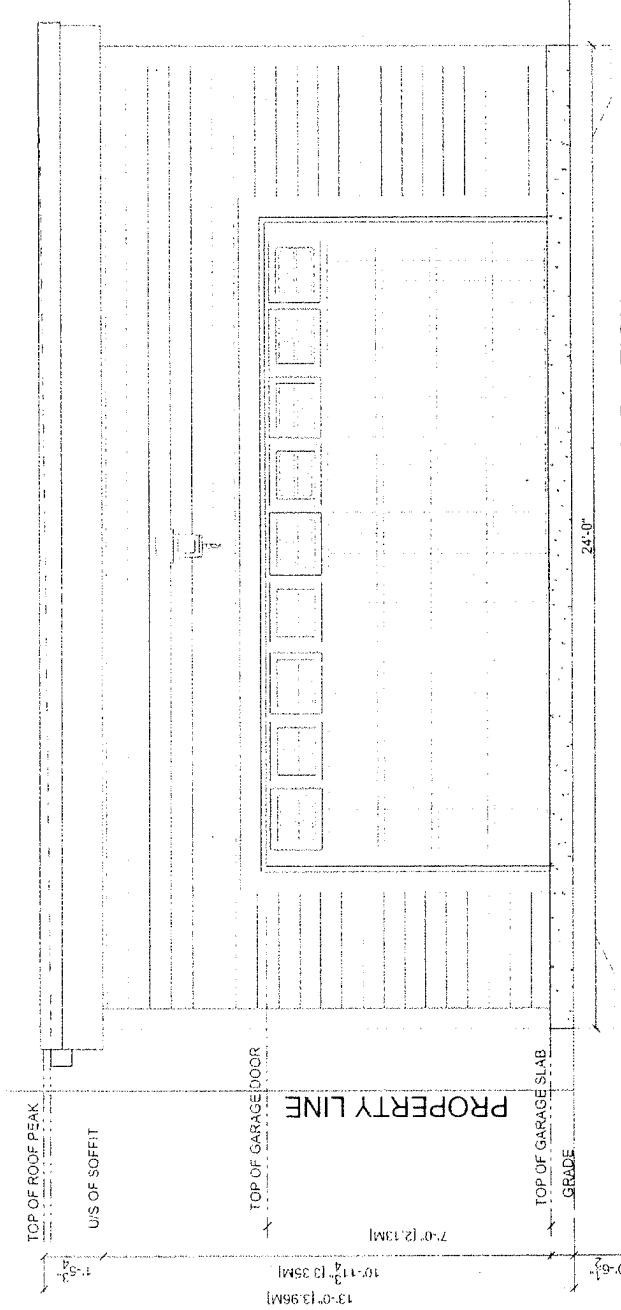
8 Finnette Crescent  
 Toronto, ON  
 M2M 1A5  
 416 896 3083  
 Fax: 416 763 1775

**DIGITECH DESIGNS INC.**

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 CLIENT: MR & MRS SOLMITO  
 DATE: MARCH, 2014  
 DRAWN BY: A. GRISOLIA  
 SCALE: 1/2" = 1'-0"

DRAWING NUMBER:  
**A-2**

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 COMMITTEE OF  
 ADJUSTMENT



PROPOSED SOUTH ELEVATION

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FAX 416 763 1775

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CLIENT: MR & MRS SOLMITO  
DATE: MARCH 2014  
DRAWN BY: A. GRISOLIA  
SCALE: 1/2" = 1'-0"

DRAWING NUMBER: A-1

PROFESSIONAL INFORMATION  
REGISTERED ARCHITECT  
11796  
11/07  
DIGITECH DESIGNS  
1700 BAYVIEW

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COMMITTEE OF  
ADJUSTMENT