

**Mailed on/before:** Monday, June 29, 2015

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

**MEETING DATE AND TIME:** Thursday, July 9, 2015 at 9:30 AM

**LOCATION:** Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number:	A0479/15NY	Zoning	R1 Z0.35/RD (f15.0; d0.35) (x1409)[ZZC]
Owner(s):	DARLENE FENECH DENNIS DI PASQUALE	Ward:	Eglinton-Lawrence (16)
Agent:	DREW MANDEL		
Property Address:	<b>75 LYTTON BLVD</b>	Community:	Toronto
Legal Description:	PLAN 1532 LOT 185		

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey addition to the rear south portion of the existing three-storey dwelling. The applicant is also proposing to construct a new detached garage at the rear of the property. The existing rear one-storey addition and detached garage would be demolished. Please be advised the subject property went before the Committee of Adjustment on April 22, 2014, APPROVED, which sought variances related to building length, exterior main wall height, Floor Space Index, side yard setback and Gross Floor Area.

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

1. **Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all rear exterior main walls is 7.50m.  
The proposed height of the rear exterior main wall is 9.71m.
2. **Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00m.  
The proposed building length is 19.41m.
3. **Chapter 10.20.40.30.(1), By-law No. 569-2013**  
The maximum permitted building depth is 19.00m.  
The proposed building depth is 19.61m.
4. **Chapter 10.20.40.40.(1), By-law No. 569-2013**

The maximum permitted floor space index is 0.35 times the lot area.  
The proposed floor space index is 0.76 times the lot area.

**5. Chapter 10.20.40.70.(3), By-law No. 569-2013**

The minimum required side yard setback is 1.50m.  
The existing and proposed west side yard setback is 0.96m.

**6. Section 6(3), Part II 3.B(II), By-law No. 438-86**

The minimum required side yard setback for the portion of the dwelling exceeding 17.00m in depth is 7.50m.  
The existing and proposed west side yard setback is 0.96m.

**7. Section 6(3), Part II 3.B(II), By-law No. 438-86**

The minimum required side yard setback for the portion of the dwelling exceeding 17.00m in depth is 7.50m.  
The existing and proposed east side yard setback is 2.64m.

**8. Section 6(3) Part I 2, By-law No. 438-86**

The maximum permitted gross floor area for an accessory structure is 5.00% of the lot area; 30.78m<sup>2</sup>.  
The proposed gross floor area of the accessory structure is 37.72m<sup>2</sup>.

**9. Section 6(3) Part II 7 (i), By-law No. 438-86**

The minimum required setback from all lot lines for an accessory structure is 3.00m.  
The proposed accessory structure is setback 0.30m from the east lot line.

**10. Section 6(3) Part II 7 (i), By-law No. 438-86**

The minimum required setback from all lot lines for an accessory structure is 3.00m.  
The proposed accessory structure is setback 0.30m from the south lot line.

**11. Section 6(3) Part I 1, By-law No. 438-86**

The maximum permitted gross floor area is 0.35 times the lot area.  
The proposed gross floor area is 0.76 times the lot area.

## **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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