

Mailed on/before: Wednesday, October 22, 2014

PUBLIC HEARING NOTICE

CONSENT

(Section 53 of the Planning Act)

MEETING DATE AND TIME: Wednesday, November 5, 2014 at 9:30 a.m.

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

File Number:	B054/14NY	Zoning:	R4/RD(f15.0;a550)(ZR)
Owner(s):	NAMITA SHARMA RONIT SHARMA	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	6 STUART AVE	Community:	North York
Legal Description:	PLAN M412 LOT 298 TO 299		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots.

Retained - Part 1

Address to be assigned

The frontage is 7.62m and the lot area is 325.16m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A716/14NY.

Conveyed - Part 2

Address to be assigned

The frontage is 7.62m and the lot area is 325.16m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the Zoning By-law, as outlined in Application A715/14NY.

File Numbers B054/14NY, A715/14NY, and A716/14NY will be considered jointly.

THE COMMITTEE OF ADJUSTMENT & CONSENTS

The Committee of Adjustment has the authority to grant consent to sever land and for other related property transactions. To approve a consent request, the Committee of Adjustment must have considered the provisions of section 51(24) of *The Planning Act* and be satisfied that a plan of subdivision is not necessary.

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

To view materials or request copies of application submission free of charge, attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m.

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.
- Be advised that the Ontario Municipal Board may dismiss an appeal of the consent Decision if the person or public body that filed the appeal did not make a submission to the Committee of Adjustment prior to the Decision having been made.

CONTACT

Sai-Man Lam, Senior Planner

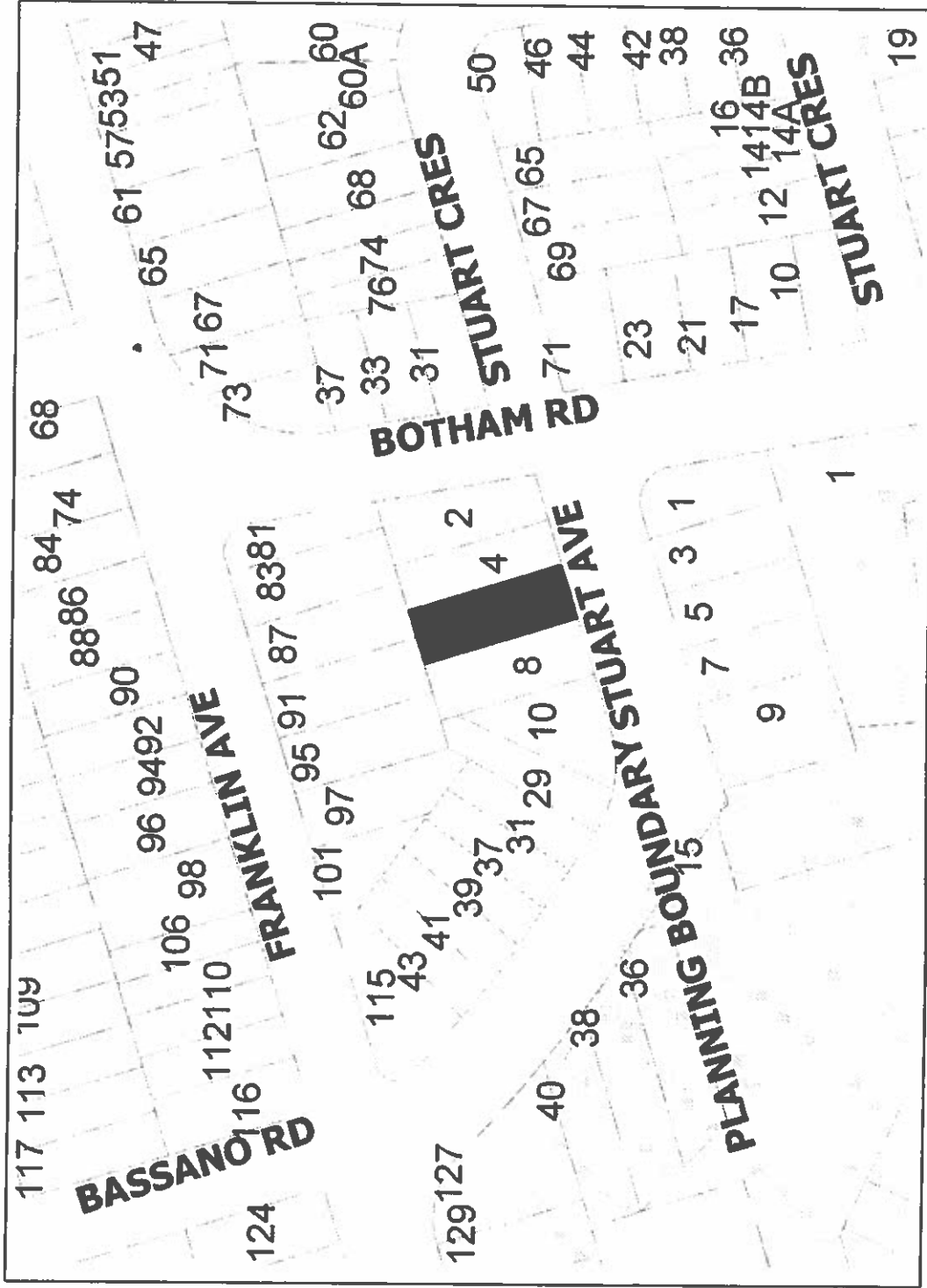
Tel. No.: (416) 395-7402

E-mail: slam@toronto.ca



6 Stuart Ave.

B054/14NY, A715/14NY, A716/14NY



Elevations

Elevations are geocentric and referred to the City of Toronto Benchmark No. NY-25011 having an elevation 172.685m

Metric

Distances are in metres and can be converted to feet by dividing by 0.3048

SKETCH

PREPARED FOR SEVERANCE APPLICATION

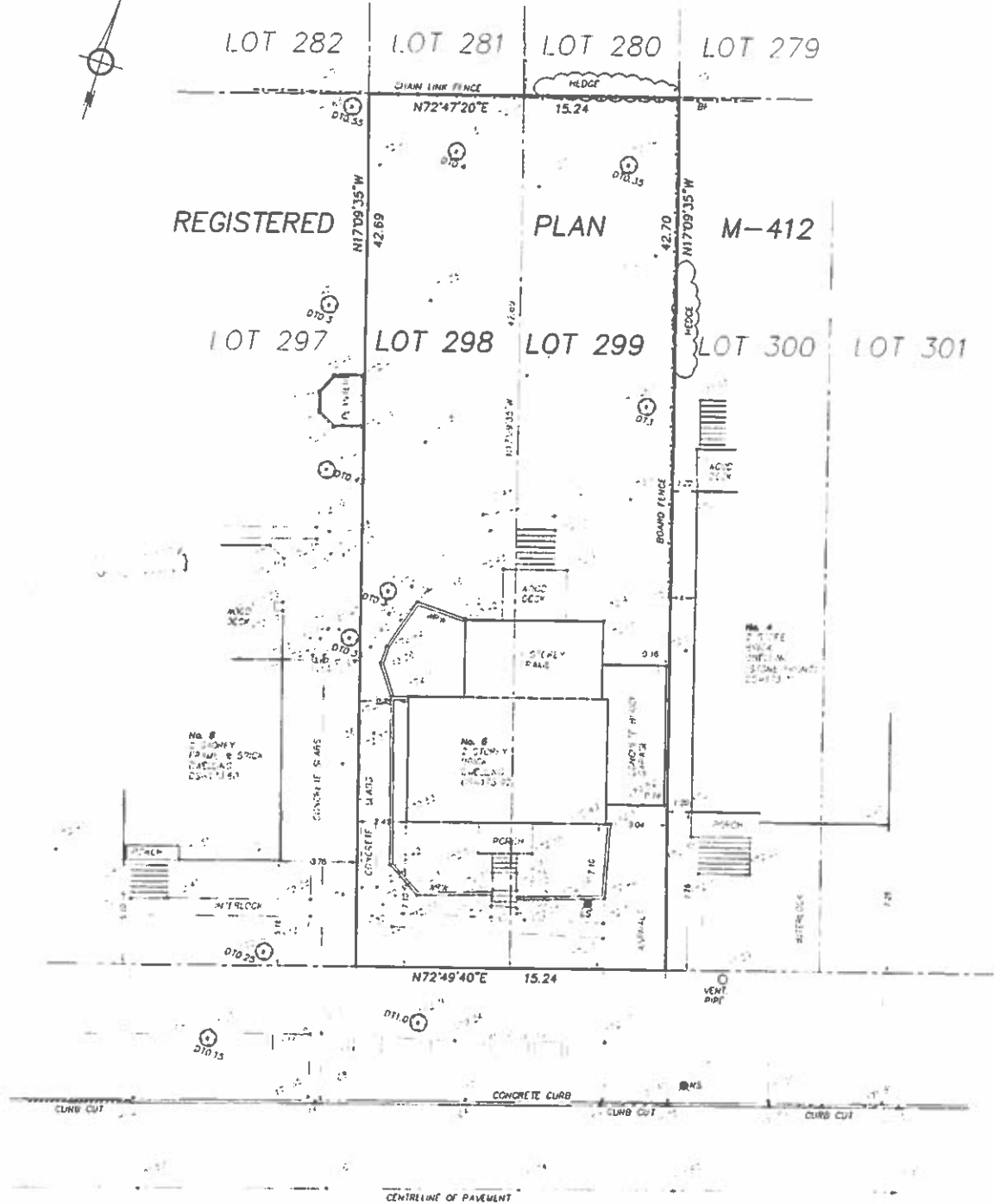


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CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)



LOT 282 LOT 281 LOT 280 LOT 279
REGISTERED PLAN M-412
LOT 297 LOT 298 LOT 299 LOT 300 LOT 301



STUART AVENUE

Note

This sketch is prepared from compiled and calculated information, not from an actual survey.
Distances shown have not been verified

Legend

- 100.0 DENOTES EXISTING ELEVATIONS
- DS DENOTES DOOR SILL
- WRW DENOTES WOOD RETAINING WALL
- RS DENOTES ROAD SIGN
- ⊙ DENOTES DECIDUOUS TREE W/TRUNK DIAMETER
- ⊙ 45 DENOTES LIGHT STANDARD

THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL

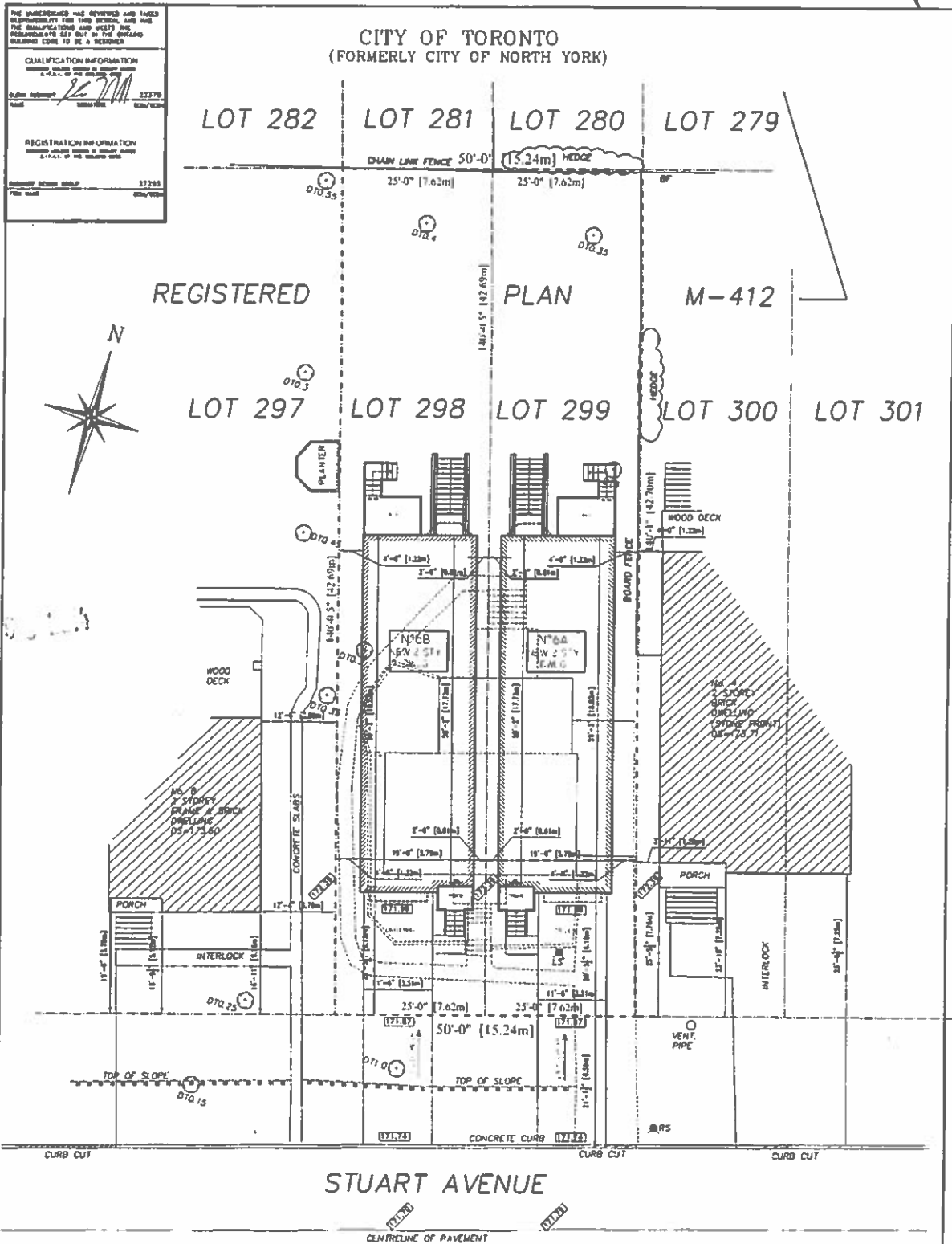
Date: _____
 White & Pearson
 Ontario Land Surveyors

ertl surveyors
 Ontario Land Surveyors
 www.es-ols.com

1234 KING STREET (PH) 10, (TORONTO) ON M 4B 1C1
 F: (416) 731-7154 E: (905) 731-7871 E: info@es-ols.com

File No. 14261 Issue Date: JUN 03, 2014
 Draw Name: STUART 6 14261-1P Drawn By: G
 Party: CUB TB Checked By: MP Project Available at: www.LandUseRecords.com

B054/14NY, A715/14NY, A716/14NY



<p>6 A STUART AVE</p> <p>COVERAGE: 1120 SQ.FT. (104.05 SQ.M.) (32%) GFA: 2240 SQ.FT. (208.1 SQ.M.) SITE AREA: 3500 SQ.FT. (325.16 SQ.M.)</p> <p>HARD SURFACE CALCULATIONS</p> <p>TOTAL FRONT YARD AREA: 515.2 FT² (47.56M²) DRIVEWAY AREA: 253.2 FT² (23.44M²) TOTAL FRONT YARD EXCLD. DRIVEWAY: 262 FT² (24.24M²) PORCH & STAIR WALKWAY AREA: 55 FT² (5.14M²)</p> <p>FRONT YARD HARD SURFACE AREA: 265.2 FT² (24.54M²) 51.9% FRONT YARD SOFT LANDSCAPING AREA: 277.0 FT² (25.54M²) 76.9%</p>

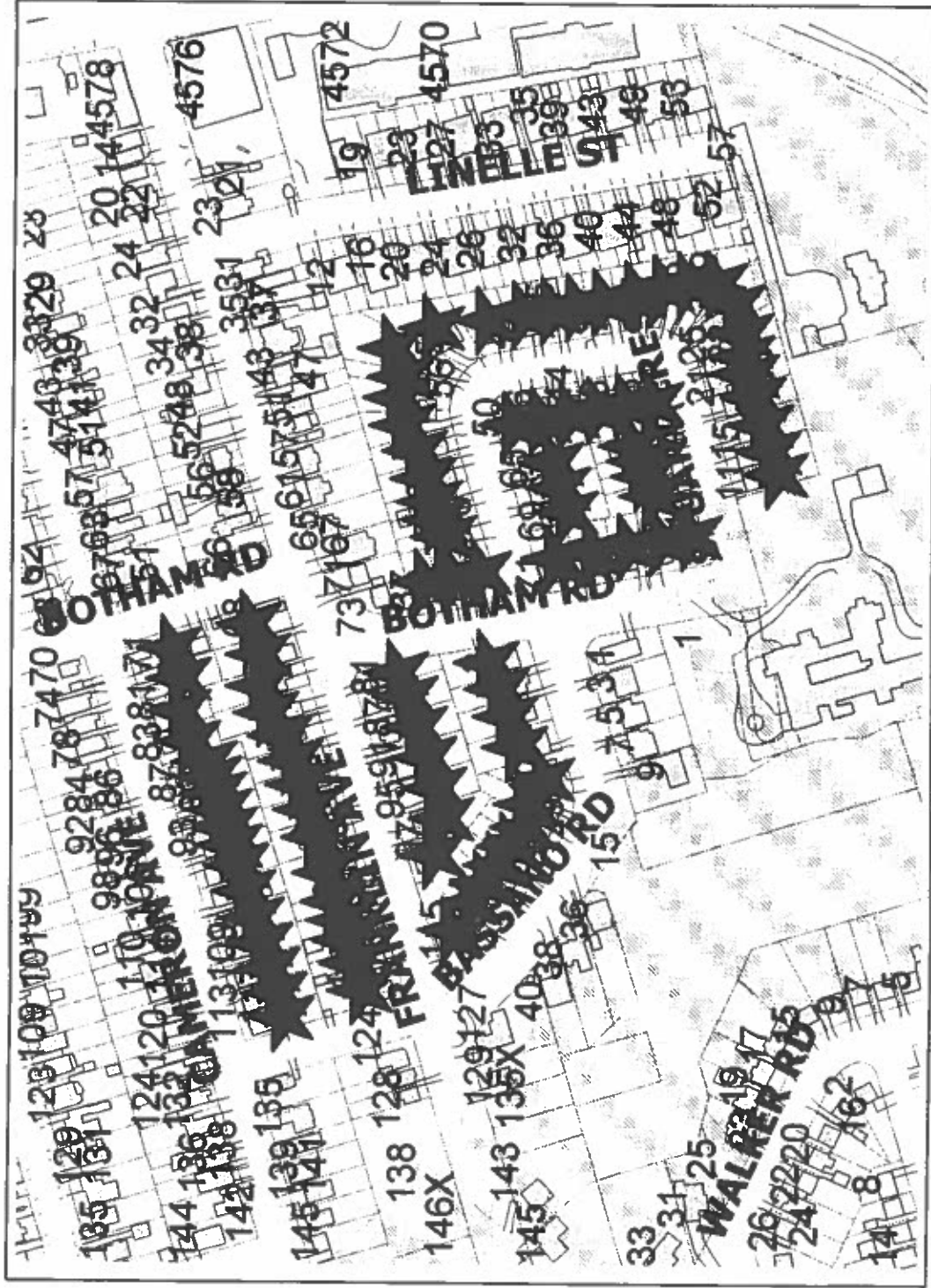
<p>6 B STUART AVE</p> <p>COVERAGE: 1120 SQ.FT. (104.05 SQ.M.) (32%) GFA: 2240 SQ.FT. (208.1 SQ.M.) SITE AREA: 3500 SQ.FT. (325.16 SQ.M.)</p> <p>HARD SURFACE CALCULATIONS</p> <p>TOTAL FRONT YARD AREA: 515.2 FT² (47.56M²) DRIVEWAY AREA: 253.2 FT² (23.44M²) TOTAL FRONT YARD EXCLD. DRIVEWAY: 262 FT² (24.24M²) PORCH & STAIR WALKWAY AREA: 55 FT² (5.14M²)</p> <p>FRONT YARD HARD SURFACE AREA: 265.2 FT² (24.54M²) 51.9% FRONT YARD SOFT LANDSCAPING AREA: 277.0 FT² (25.54M²) 76.9%</p>

<p>® ubinoff Design Group</p> <p>3201 A Yonge St. Toronto, Ontario M4N 2K9 TEL: +1 416 667 0327 FAX: +1 416 667 0751 EMAIL: info@ubinoffdesign.com</p>		<p>DRAWING NO</p> <p>A</p>
<p>PROJECT DESIGNER:</p> <p>G.R.</p>	<p>DATE:</p> <p>AUG 2014</p>	
<p>DRAWN BY:</p> <p>S.B.</p>	<p>SCALE:</p> <p>1/16" = 1'-0"</p>	



6 Stuart Ave. - Lot Study Area

B054/14NY, A715/14NY, A716/14NY



LOT STUDY RESULTS

(Study Area For Lots Surrounding 6 Stuart Ave.)

Number of Lots In Study **99**

Less than 25 ft(7.62m)	8
25ft(7.62m) - 29.9ft(9.1m)	14
30ft(9.1m) - 39.9ft(12.2m)	12
40ft(12.2m) - 49.9ft(15.2m)	43
50ft(15.2m) - 59.9ft(18.3m)	18
60ft(18.3m)	4
Total Lots in Study Area	99

Minimum Frontage	18.8	5.7
Maximum Frontage	102.6	31.3
Average Frontage	40.5	12.3

Minimum Area	2,226.6	206.8
Maximum Area	13,772.3	1,279.4
Average Area	5,172.7	480.5

Total Lot Study Area	11.4	4.6
Units Per Acre/Hectare	8.7	21.5

LOT STUDY RESULTS

(Study Area For Lots Surrounding 6 Stuart Ave)

29	BASSANO RD	1923	R6	40.0	12.2	167.0	50.9	6680.0	620.6
31	BASSANO RD	1953	R6	40.0	12.2	127.2	38.8	5087.2	472.6
37	BASSANO RD	1997	R6	40.0	12.2	128.5	39.2	5141.2	477.6
39	BASSANO RD	1996	R6	40.0	12.2	130.2	39.7	5206.0	483.6
41	BASSANO RD	1998	R6	40.0	12.2	131.2	40.0	5246.4	487.4
43	BASSANO RD	2001	R6	40.0	12.2	131.6	40.1	5262.4	488.9
71	CAMERON AVE	1999	R6	50.0	15.2	130.0	39.6	6500.0	603.9
75	CAMERON AVE	1992	R6	50.0	15.2	130.0	39.6	6500.0	603.9
81	CAMERON AVE	1948	R6	49.0	14.9	100.0	30.5	4900.0	455.2
83	CAMERON AVE	1950	R6	50.0	15.2	100.0	30.5	5000.0	464.5
85	CAMERON AVE	2005	R6	25.0	7.6	130.0	39.6	3249.8	301.9
87	CAMERON AVE	2005	R6	25.0	7.6	130.0	39.6	3249.8	301.9
89	CAMERON AVE	1970	R6	28.0	8.5	130.0	39.6	3640.0	338.2
91	CAMERON AVE	1970	R6	28.0	8.5	130.0	39.6	3640.0	338.2
93	CAMERON AVE	1950	R6	31.0	9.4	130.0	39.6	4030.0	374.4
97	CAMERON AVE	1988	R6	25.0	7.6	130.0	39.6	3250.0	301.9
101	CAMERON AVE	1953	R6	40.0	12.2	130.0	39.6	5200.0	483.1
105	CAMERON AVE	2009	R6	42.0	12.8	130.0	39.6	5460.0	507.2
107	CAMERON AVE	2006	R6	46.0	14.0	130.0	39.6	5980.0	555.5
109	CAMERON AVE	1990	R6	40.0	12.2	130.0	39.6	5200.0	483.1
113	CAMERON AVE	1950	R6	40.0	12.2	130.0	39.6	5200.0	483.1
115	CAMERON AVE	1950	R6	40.0	12.2	130.0	39.6	5200.0	483.1
117	CAMERON AVE	1951	R6	40.0	12.2	130.0	39.6	5200.0	483.1
68	FRANKLIN AVE	2002	R6	50.0	15.2	130.0	39.6	6500.0	603.9
74	FRANKLIN AVE	1915	R6	50.0	15.2	130.0	39.6	6500.0	603.9
81	FRANKLIN AVE	1949	R4	39.2	11.9	140.0	42.7	5483.8	509.4
83	FRANKLIN AVE	2006	R4	50.0	15.2	140.0	42.7	7000.0	650.3
84	FRANKLIN AVE	1978	R6	44.5	13.6	160.0	48.8	7121.8	661.6
86	FRANKLIN AVE	1978	R6	44.5	13.6	160.0	48.8	7121.8	661.6
87	FRANKLIN AVE	1926	R4	50.0	15.2	140.0	42.7	7000.0	650.3
88	FRANKLIN AVE	1978	R6	41.0	12.5	130.0	39.6	5330.0	495.2
90	FRANKLIN AVE	1950	R6	40.0	12.2	130.0	39.6	5200.0	483.1
91	FRANKLIN AVE	1959	R4	50.0	15.2	140.0	42.7	7000.0	650.3
92	FRANKLIN AVE	1950	R6	40.0	12.2	130.0	39.6	5200.0	483.1
94	FRANKLIN AVE	1950	R6	40.0	12.2	130.0	39.6	5200.0	483.1
95	FRANKLIN AVE	2010	R4	50.0	15.2	140.0	42.7	7000.0	650.3
96	FRANKLIN AVE	1989	R6	50.0	15.2	130.0	39.6	6500.0	603.9
97	FRANKLIN AVE	1977	R4	50.0	15.2	133.0	40.5	6650.0	617.8
98	FRANKLIN AVE	1950	R6	65.0	19.8	130.0	39.6	8450.0	785.0
101	FRANKLIN AVE	1952	R4	25.0	7.6	133.0	40.5	3325.0	308.9
106	FRANKLIN AVE	1996	R6	29.0	8.8	130.0	39.6	3770.0	350.2
108	FRANKLIN AVE	2007	R6	31.0	9.4	130.0	39.6	4030.0	374.4
110	FRANKLIN AVE	1920	R6	37.0	11.3	130.0	39.6	4810.0	446.8
112	FRANKLIN AVE	2008	R6	38.0	11.6	130.0	39.6	4940.0	458.9
115	FRANKLIN AVE	1994	R4	96.3	29.4	143.0	43.6	13772.3	1279.4
116	FRANKLIN AVE	1925	R6	50.0	15.2	130.0	39.6	6500.0	603.9
2	STUART AVE	1949	R4	41.5	12.7	140.0	42.7	5815.6	540.3
4	STUART AVE	1942	R4	40.0	12.2	140.0	42.7	5600.0	520.2
8	STUART AVE	1924	R4	50.0	15.2	140.0	42.7	7000.0	650.3
10	STUART AVE	1952	R4	102.6	31.3	125.0	38.1	12828.8	1191.8
17	BOTHAM RD	1947	R6	55.0	16.8	100.0	30.5	5500.0	511.0
21	BOTHAM RD	1949	R6	50.0	15.2	100.0	30.5	5000.0	464.5
23	BOTHAM RD	1946	R6	60.0	18.3	100.0	30.5	6000.0	557.4
31	BOTHAM RD	1979	R6	45.0	13.7	100.6	30.7	4526.1	420.5
33	BOTHAM RD	1953	R6	44.8	13.6	100.6	30.7	4501.0	418.1

37	BOTHAM RD	1987	R6	45.0	13.7	100.6	30.7	4526.1	420.5
10	STUART CRES	1925	R6	48.8	14.9	100.3	30.6	4889.1	454.2
11	STUART CRES	1984	R6	37.5	11.4	134.5	41.0	5042.3	468.4
12	STUART CRES	1950	R6	49.0	14.9	133.4	40.7	6535.1	607.1
14	STUART CRES	N/A	R6	25.0	7.6	133.0	40.5	3325.0	308.9
14	STUART CRES	N/A	R6	25.0	7.6	133.0	40.5	3325.0	308.9
15	STUART CRES	1984	R6	37.5	11.4	134.4	41.0	5040.8	468.3
16	STUART CRES	1958	R6	21.0	6.4	133.4	40.7	2800.8	260.2
17	STUART CRES	1951	R6	50.0	15.2	132.4	40.4	6621.0	615.1
19	STUART CRES	1955	R6	40.0	12.2	135.0	41.1	5400.0	501.7
21	STUART CRES	1923	R6	35.0	10.7	134.0	40.8	4690.0	435.7
23	STUART CRES	2003	R6	25.0	7.6	135.0	41.1	3375.0	313.5
25	STUART CRES	2007	R6	24.0	7.3	135.3	41.2	3247.9	301.7
27	STUART CRES	1987	R6	18.8	5.7	N/A	N/A	N/A	N/A
29	STUART CRES	1987	R6	21.3	6.5	N/A	N/A	N/A	N/A
33	STUART CRES	1997	R6	19.9	6.1	134.9	41.1	2677.4	248.7
35	STUART CRES	1997	R6	19.9	6.1	112.2	34.2	2226.6	206.8
36	STUART CRES	1965	R6	38.3	11.7	100.0	30.5	3825.0	355.3
37	STUART CRES	1950	R6	40.0	12.2	105.3	32.1	4210.0	391.1
38	STUART CRES	1948	R6	45.0	13.7	100.0	30.5	4500.0	418.1
39	STUART CRES	1957	R6	45.0	13.7	100.0	30.5	4500.0	418.1
41	STUART CRES	1949	R6	40.0	12.2	100.0	30.5	4000.0	371.6
42	STUART CRES	1947	R6	45.0	13.7	100.0	30.5	4500.0	418.1
44	STUART CRES	1948	R6	45.0	13.7	100.0	30.5	4500.0	418.1
45	STUART CRES	1951	R6	40.0	12.2	100.0	30.5	4000.0	371.6
46	STUART CRES	2007	R6	45.0	13.7	100.0	30.5	4500.0	418.1
47	STUART CRES	1951	R6	40.0	12.2	100.0	30.5	4000.0	371.6
49	STUART CRES	1947	R6	52.1	15.9	101.1	30.8	5266.9	489.3
50	STUART CRES	1949	R6	49.3	15.0	100.6	30.7	4953.6	460.2
51	STUART CRES	N/A	R6	20.1	6.1	165.1	50.3	3325.5	308.9
51	STUART CRES	N/A	R6	22.5	6.8	124.3	37.9	2791.9	259.4
56	STUART CRES	1941	R6	25.0	7.6	192.8	58.8	4820.8	447.8
58	STUART CRES	1923	R6	25.0	7.6	197.9	60.3	4948.0	459.7
60	STUART CRES	2004	R6	25.0	7.6	163.4	49.8	4085.5	379.5
60 A	STUART CRES	1997	R6	25.0	7.6	163.4	49.8	4085.5	379.5
62	STUART CRES	1989	R6	45.0	13.7	134.0	40.8	6030.0	560.2
65	STUART CRES	1950	R6	40.0	12.2	133.4	40.7	5335.2	495.6
67	STUART CRES	1950	R6	40.0	12.2	N/A	N/A	N/A	N/A
68	STUART CRES	2004	R6	45.0	13.7	134.0	40.8	6030.0	560.2
69	STUART CRES	1951	R6	40.0	12.2	133.4	40.7	5335.2	495.6
70	STUART CRES	1974	R6	30.0	9.1	134.0	40.8	4020.0	373.5
71	STUART CRES	1947	R6	53.8	16.4	100.0	30.5	5375.0	499.3
74	STUART CRES	1974	R6	30.0	9.1	134.0	40.8	4020.0	373.5
76	STUART CRES	1984	R6	35.0	10.7	134.4	41.0	4703.0	436.9

Mailed on/before: Wednesday, October 22, 2014

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

MEETING DATE AND TIME: Wednesday, November 5, 2014 at 9:30 a.m.

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

File Number:	A715/14NY	Zoning	R4/RD (f15.0;a550)(ZR)
Owner(s):	NAMITA SHARMA RONIT SHARMA	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	6 STUART AVE (PART 2)	Community:	North York
Legal Description:	PLAN M412 LOT 298 TO 299		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with an integral garage.

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

- Section 10.5.40.10(5), By-law No. 569-2013**
A minimum of 10m² of the First Floor area must be within 4m of the front wall.
There is 3.2m² proposed within 4m of the front wall.
- Section 10.20.30.10(1), By-law No. 569-2013**
The required minimum lot area is 550m².
The proposed lot area is 325.16m².
- Section 10.20.30.20(1), By-law No. 569-2013**
The required minimum lot frontage is 15.0m.
The proposed lot frontage is 7.62m.
- Section 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30.0% of the lot area: 97.55m².
The proposed lot coverage is 31.95% of the lot area: 103.88m².
- Section 10.20.40.10(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.23m.

6. **Section 10.20.40.10(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 7.82m.
7. **Section 10.20.40.20.(1), By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0m or less, the permitted maximum building length for a detached house is 17.0m.
The proposed building length is 18.03m.
8. **Section 10.20.40.70(3), 900.3.10(5) - Exceptions for RD Zone, By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed West side yard setback is 0.61m.
9. **Section 10.20.40.70(3), 900.3.10(5) - Exceptions for RD Zone, By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed East side yard setback is 1.22m.
10. **Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15.0m.
The proposed lot frontage is 7.62m.
11. **Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 325.16m²
12. **Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 7.5m +/- 1.0m.
The proposed front yard setback is 6.18m.
13. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setbacks are 1.5m each side.
The proposed West side yard setback is 0.61m.
14. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setbacks are 1.5m each side.
The proposed East side yard setback is 1.22m.
15. **Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 31.95% of the lot area.
16. **Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 18.03m.
17. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.73m.

18. **Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.8m.
19. **Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed: 15.0m.
The proposed lot width is 7.62m.

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

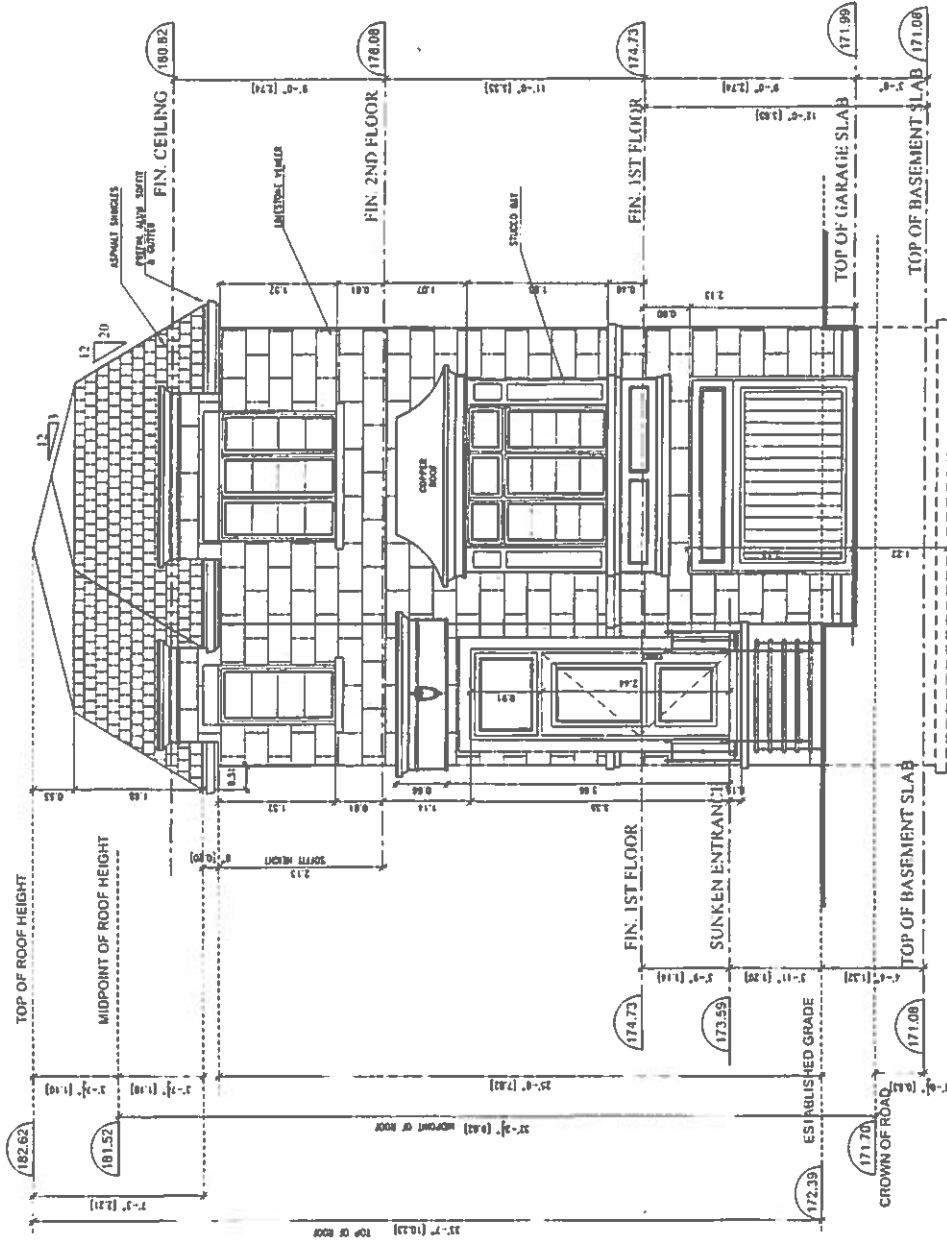
Attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. The standard fee will apply to any materials photocopied.

RECEIVING A COPY OF THE COMMITTEE'S DECISION

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- 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.
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CONTACT

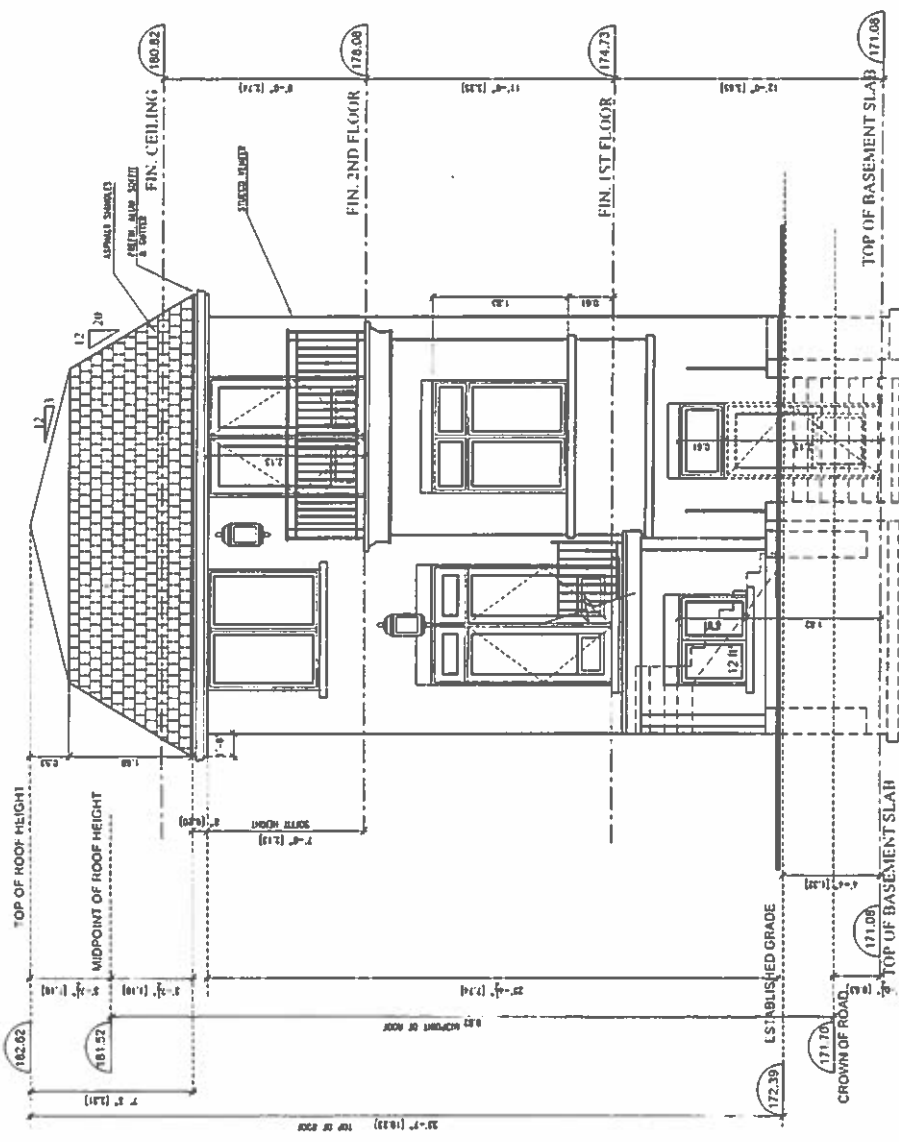
Sai-Man Lam, Senior Planner
Tel. No.: (416) 395-7402
Email: slam@toronto.ca



FRONT ELEVATION

6A STUART AVE*

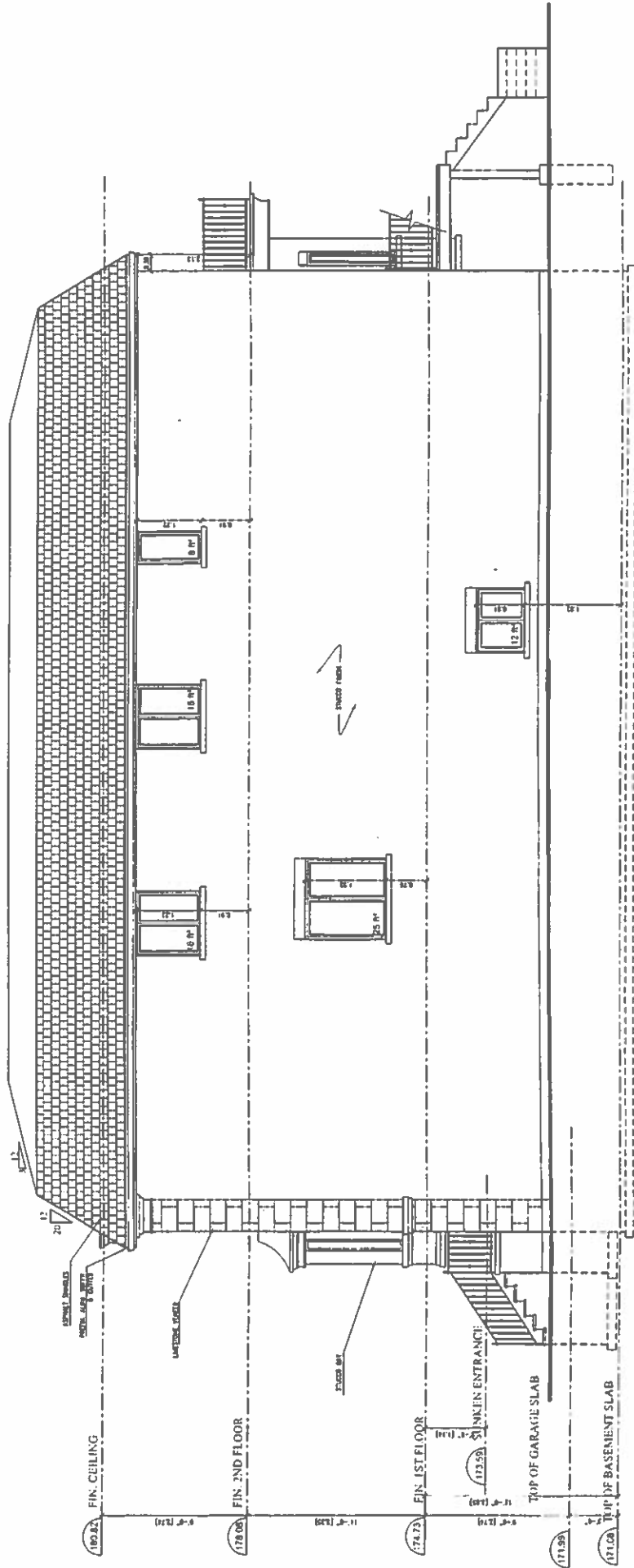
	Rubinoff Design Group
	3201 - A Yonge Street, Toronto, Ontario M4M 2K9
	TEL: 416-963-2822 FAX: 416-963-7711 EMAIL: info@rubinoffgroup.com
AUG 2014 SCALE : 3/8" = 1'-0"	



Rubinoff Design Group
 3201 - A Yonge Street,
 Toronto, Ontario M4N 2K9
 TEL: 416-461-7222 FAX: 416-461-2551 EMAIL: info@rubinoffdesign.com
 AUG 2014 SCALE: 3/8" = 1'-0"

REAR ELEVATION

46A STUART AVE



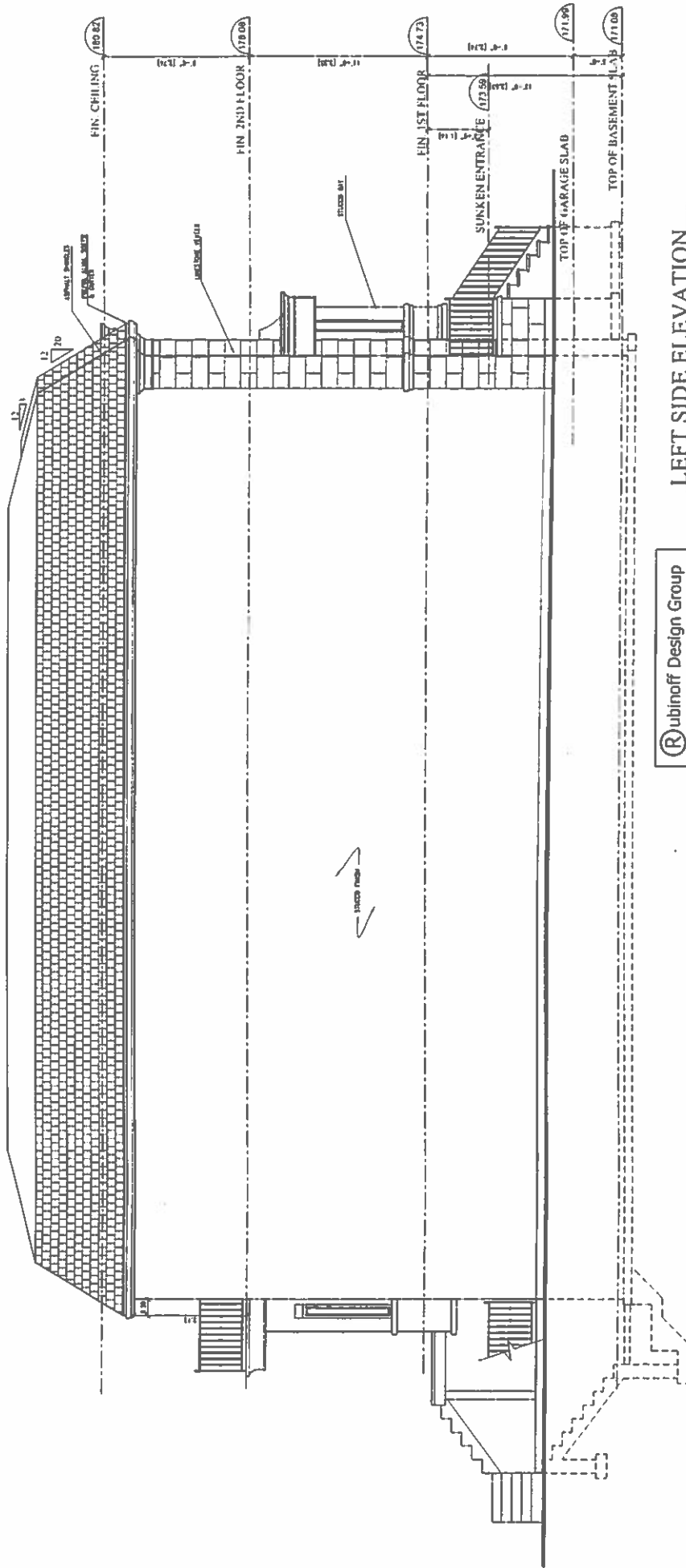
Rubinfoff Design Group
 2301 - A Yonge Street,
 Toronto, Ontario M4H 2K9
 Tel: (416) 967-8888 Fax: (416) 967-8711 Email: info@rubinfoffdesign.com

AUG 2014 SCALE: 1/8" = 1'-0"

WALL AREA = 1518.0 M²
 7% ALLOWED = 106.3 M²
 PROPOSED WINDOW AREA = 77 M²

RIGHT SIDE ELEVATION

PER STUART AVI



LEFT SIDE ELEVATION

6A STUART AVE

	Rubinoff Design Group 3281 - A Yonge Street, Toronto, Ontario M4N 2K9 TEL: 416-593-8444 FAX: 416-593-1664 www.rubinoffdesign.com
	AUG 2014 SCALE: 1/4" = 1'-0"

Mailed on/before: Wednesday, October 22, 2014

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

MEETING DATE AND TIME: Wednesday, November 5, 2014 at 9:30 a.m.

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

File Number:	A716/14NY	Zoning	R4/RD(f15.0;a550)
Owner(s):	NAMITA SHARMA RONIT SHARMA	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	6 STUART AVE (PART 1)	Community:	North York
Legal Description:	PLAN M412 LOT 298 TO 299		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with an integral garage.

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

- Section 10.5.40.10(5), By-law No. 569-2013**
A minimum of 10m² of the First Floor area must be within 4m of the front wall.
There is 3.2m² proposed within 4m of the front wall.
- Section 10.20.30.10(1), By-law No. 569-2013**
The required minimum lot area is 550m².
The proposed lot area is 325.16m².
- Section 10.20.30.20(1), By-law No. 569-2013**
The required minimum lot frontage is 15.0m.
The proposed lot frontage is 7.62m.
- Section 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30.0% of the lot area: 97.55m².
The proposed lot coverage is 31.95% of the lot area: 103.88m².
- Section 10.20.40.10(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.23m.

6. **Section 10.20.40.10(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 7.82m.
7. **Section 10.20.40.20.(1), By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0m or less, the permitted maximum building length for a detached house is 17.0m.
The proposed building length is 18.03m.
8. **Section 10.20.40.70(3), 900.3.10(5) - Exceptions for RD Zone, By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed West side yard setback is 1.22m.
9. **Section 10.20.40.70(3), 900.3.10(5) - Exceptions for RD Zone, By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed East side yard setback is 0.61m.
10. **Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15.0m.
The proposed lot frontage is 7.62m.
11. **Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 325.16m².
12. **Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 7.5m +/- 1.0m.
The proposed front yard setback is 6.18m.
13. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setbacks are 1.5m each side.
The proposed West side yard setback is 1.22m.
14. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setbacks are 1.5m each side.
The proposed East side yard setback is 0.61m.
15. **Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 31.95% of the lot area.
16. **Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 18.03m.
17. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.82m.

18. Section 6(30)a, By-law No. 7625

The maximum finished first floor height is 1.5m.

The proposed finished first floor height is 1.89m.

19. Section 6(8), By-law No. 7625

The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed: 15.0m.

The proposed lot width is 7.62m.

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

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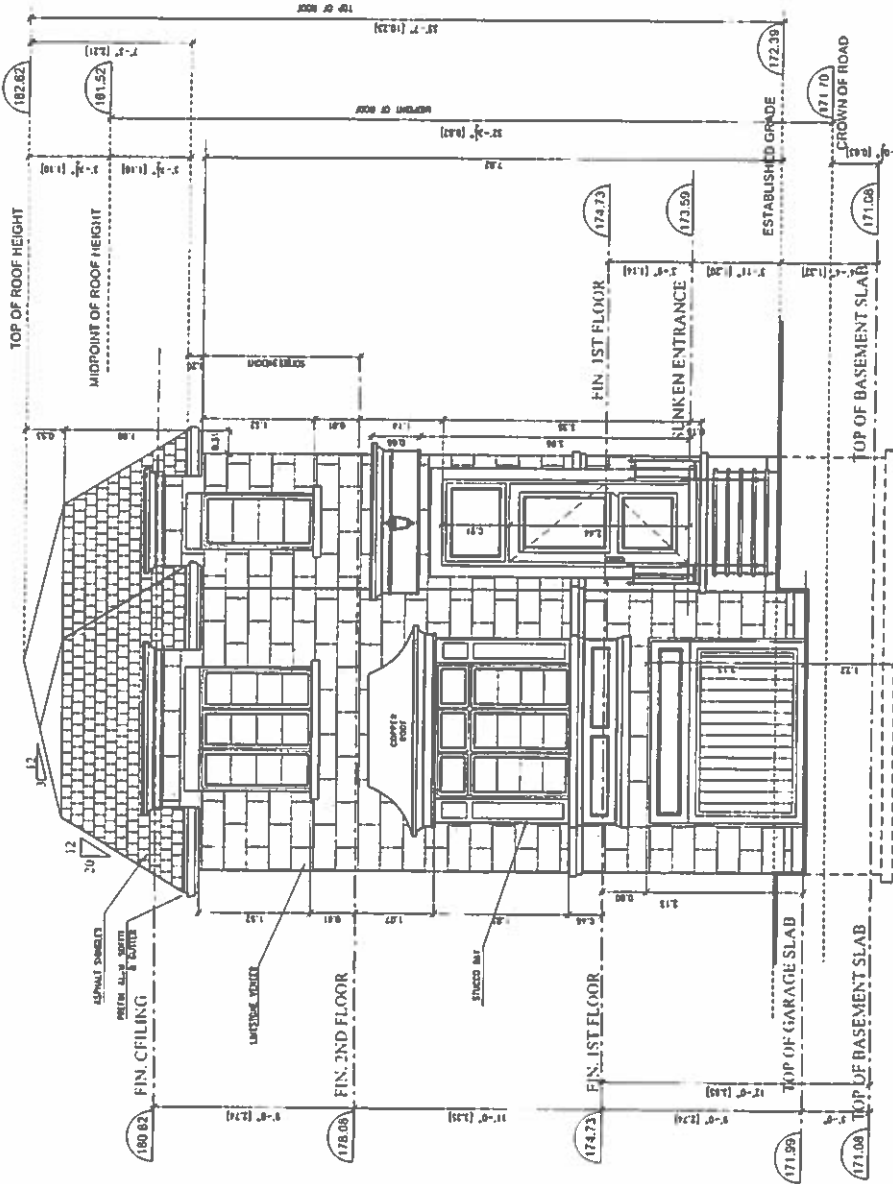
CONTACT

Sai-Man Lam, Senior Planner

Tel. No.: (416) 395-7402

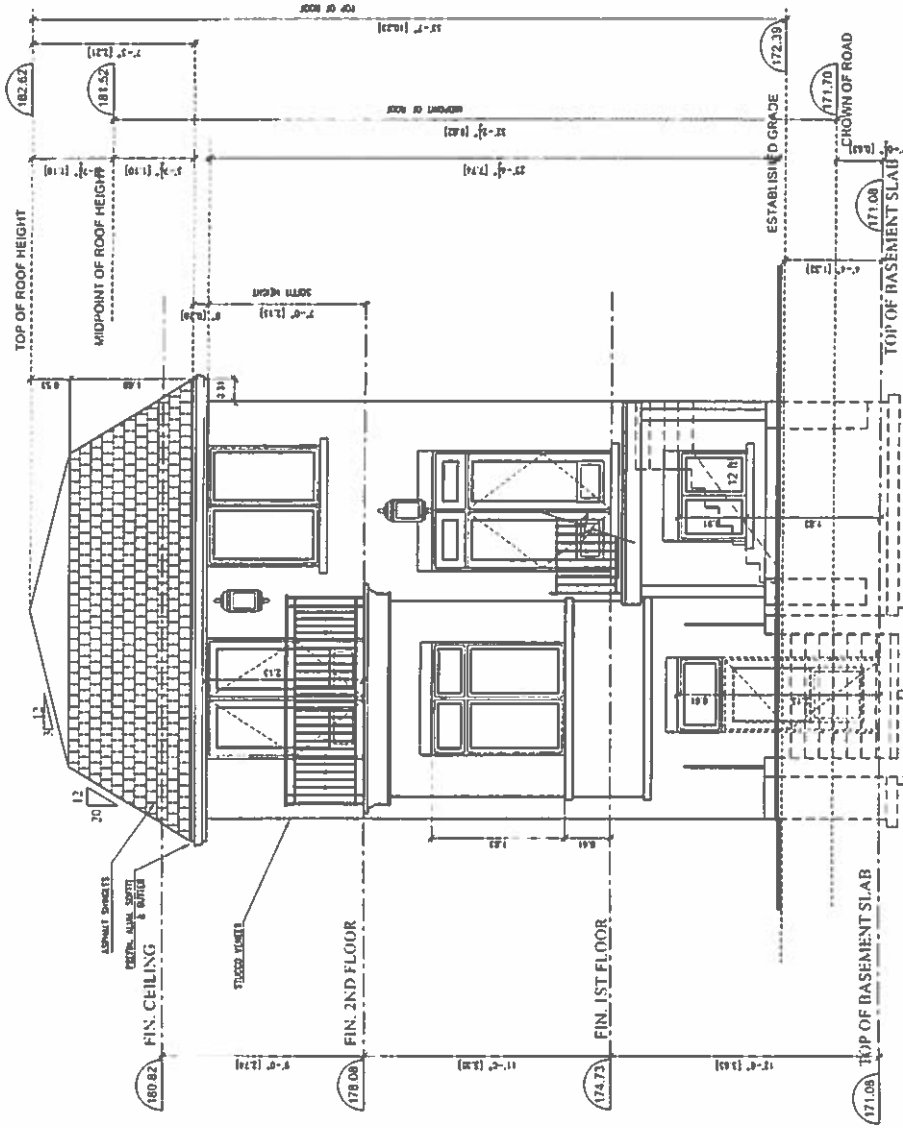
Email: slam@toronto.ca

BOS 4/14NY
 A 715/14NY
 A 716/14NY



FRONT ELEVATION
 68 STUART AVE.

Rubinfoff Design Group
 3201 - A Yonge Street,
 Toronto, Ontario M4M 2K9
 TEL: 416.977.8828 FAX: 416.977.8844 www.rubinfoffdesign.com
 AUG 2014 SCALE: 3/16" = 1'-0"

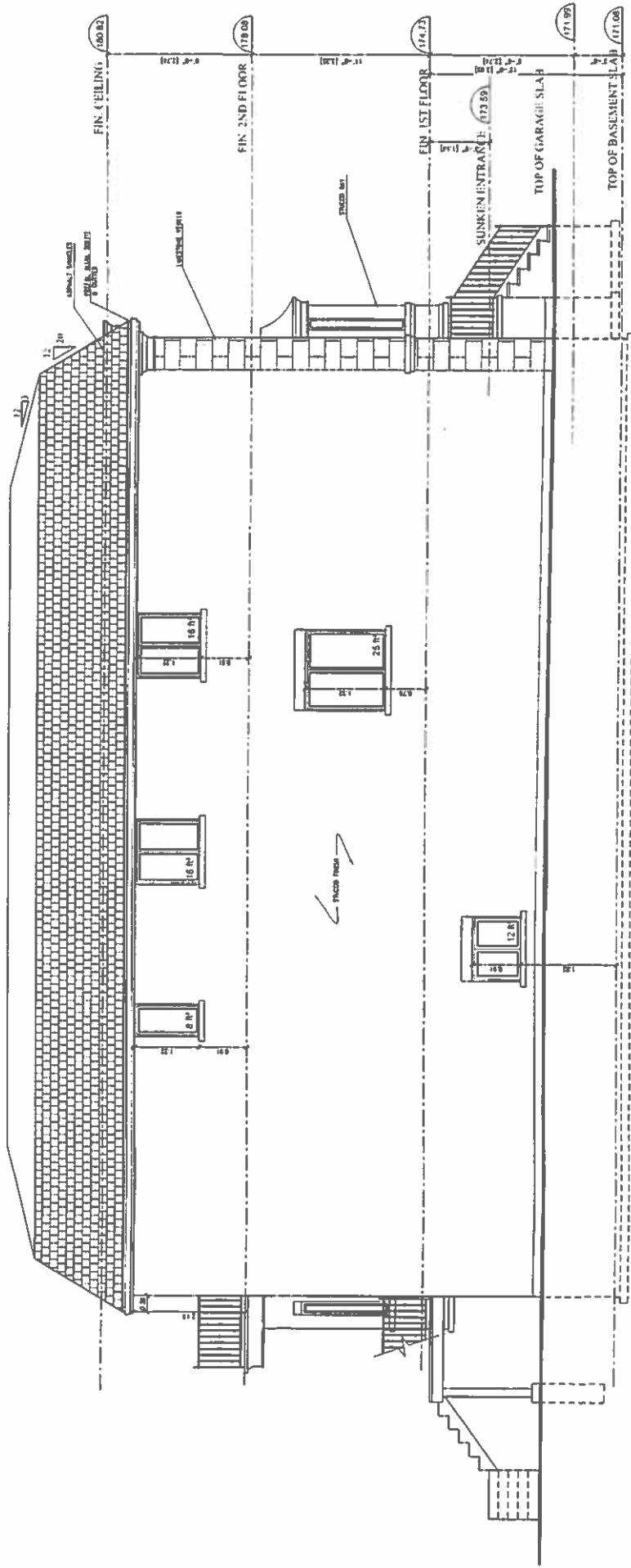


REAR ELEVATION

60 STUART AVE

Rubinoff Design Group
 3201 - A Yonge Street,
 Toronto, Ontario M4N 2K9
 TEL: 416.461-0222 FAX: 416.461-9731 EMAIL: info@rubinoffdesign.com

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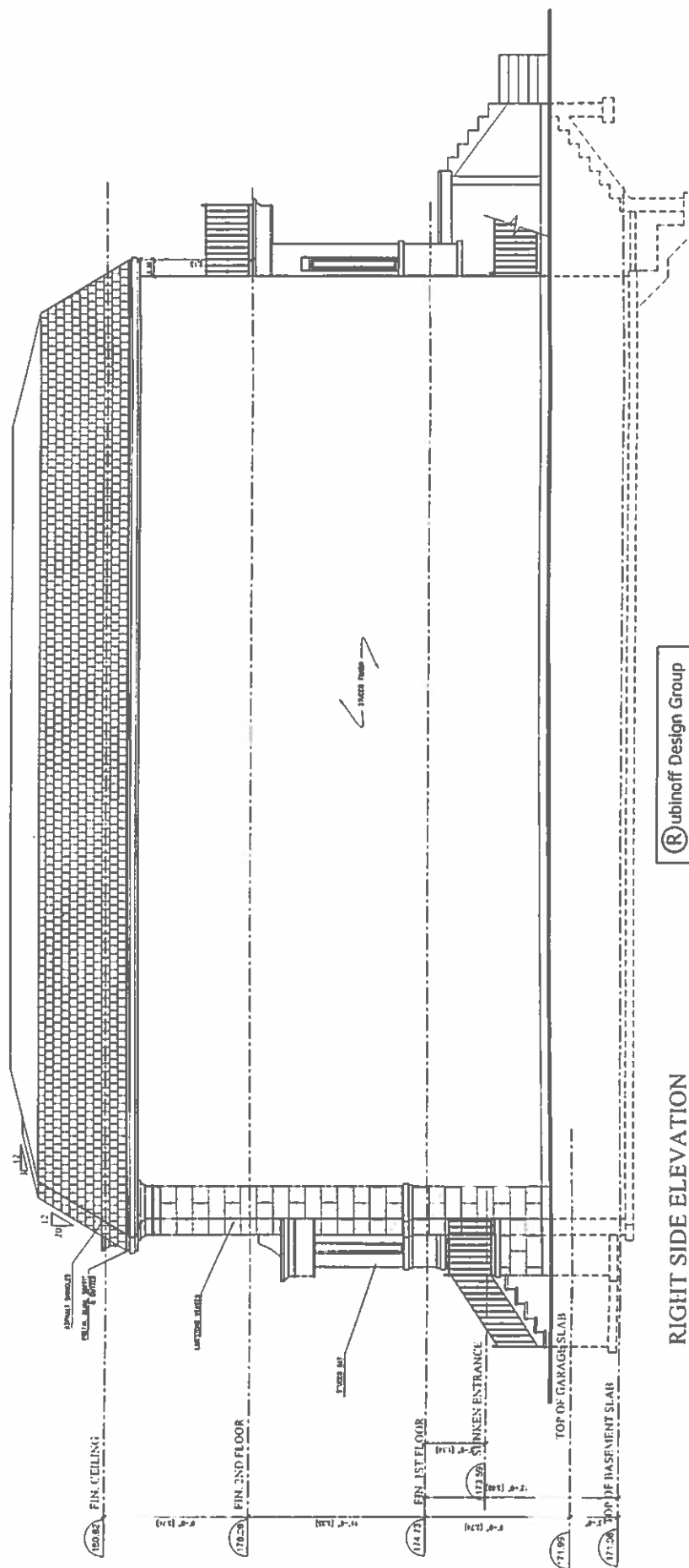
Rubinfoff Design Group
 3201 - A Yonge Street,
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WALL AREA = 1518.6 SF
 7% ALLOWED = 106.3 SF
 PROPOSED WINDOW AREA = 77 SF

LEFT SIDE ELEVATION

488 STUART AVE.



® Rubinfoff Design Group
 1201 - A Yonge Street
 Toronto, Ontario M4H 2P6
 Tel: (416) 593-2442 Fax: (416) 593-1344 web: www.rubinfoff.com
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RIGHT SIDE ELEVATION

R8 STUART AVE