

Mailed on/before: Monday, May 30, 2016

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

MEETING DATE AND TIME: Thursday, June 9, 2016 at 1:30 p.m.

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

File Number:	A0218/16TEY	Zoning	RS & R2A (ZZC)
Owner(s):	AMIT KHANNA KATIE BURNS	Ward:	Toronto-Danforth (29)
Agent:	DAVID SMITH	Heritage:	Not Applicable
Property Address:	84 WILEY AVE	Community:	East York
Legal Description:	PLAN 1802 LOT 16		

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a complete second storey, a rear two-storey addition, a new covered front porch, a rear deck and a rear entrance for a secondary suite in the basement.

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

- Chapter 200.5.10.1, By-law 569-2013**
A minimum of two parking spaces are required to be provided.
In this case, no parking spaces will be provided.
- Chapter 10.40.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (77.25 m²).
The lot coverage will be equal to 48.6% of the area of the lot (107.23 m²).
- Chapter 10.40.40.10.(2), By-law 569-2013**
The maximum permitted building height of all front and rear exterior main walls is 7.0 m.
The height of the front exterior main wall will be 8.28 m and the height of the rear exterior main wall will be 8.0 m.
- Chapter 10.40.40.10.(2), By-law 569-2013**
The maximum permitted building height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 8.0 m.

5. **Chapter 10.40.40.10.(4), By-law 569-2013**
The maximum permitted height of the first floor of a dwelling above established grade is 1.2 m.
The first floor of the altered dwelling will be located 1.49 m above established grade.
6. **Chapter 10.40.40.40.(1), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (165.53 m²).
The altered dwelling will have a floor space index equal to 0.87 times the area of the lot (191.69 m²).
7. **Chapter 10.40.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.04 m.
The altered dwelling will be located 3.84 m from the front lot line.
8. **Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves are permitted to project 0.9 m provided they are no closer than 0.3 m to a lot line.
In this case, the roof eaves will be located 0.23 m from the south lot line.
9. **Chapter 150.10.40.1.(3), By-law 569-2013**
A secondary suite is permitted provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof facing a street.
In this case, the second floor addition will alter the main wall facing a street.
1. **Section 7.5.3, By-law 6752**
A minimum of two parking spaces are required to be provided.
In this case, no parking spaces will be provided.
2. **Section 5.6, By-law 6752**
The minimum required setback for stairs from any lot line adjacent to a street is 1.5 m.
The front stairs will be located 0.82 m from the front lot line.
3. **Section 7.5.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The altered dwelling will be located 3.84 m from the front lot line.
4. **Section 7.5.3, By-law 6752**
The minimum required south side lot line setback is 0.45 m.
The altered dwelling will be located 0.22 m from the south side lot line.
5. **Section 7.5.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (77.25 m²).
The lot coverage will be equal to 48% of the area of the lot (106.47 m²).
6. **Section 7.5.3, By-law 6752**
The maximum permitted floor space index is 0.75 times the area of the lot (165.53 m²).
The altered dwelling will have a floor space index equal to 0.87 times the area of the lot (191.69 m²).
7. **Section 7.1.3 (e), By-law 6752**
A second suite is permitted if the main front wall is not altered.
The second floor addition will alter the main front wall.

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 4:00 PM, THURSDAY, JUNE 2, 2016.

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, E-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

Sylvia Mullaste, Senior Planner, Committee of Adjustment

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