

Mailed on/before: Friday, July 29, 2016

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

MEETING DATE AND TIME: Thursday, August 18, 2016 at 3:00 p.m.

LOCATION: Council Chamber, York Civic Centre, 2700 Eglinton Av W, M6M 1V1

File Number:	A411/14EYK	Zoning	RD & R1 (ZR)
Owner(s):	MARIA ALDINA INACIO LUIS INACIO	Ward:	York South-Weston (11)
Agent:	LINA RODRIGUEZ	Heritage:	Not Applicable
Property Address:	96 JOHN ST - PARTS 1 & 2	Community:	
Legal Description:	PLAN M140 LOT 51 PT LANE		

PURPOSE OF THE APPLICATION:

To maintain the existing detached dwelling with a rear detached garage.

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

- 1. Section 10.20.30.20.(1)(A), By-law 569-2013, Section 7.3(b), By-law 1-83 & Section 7.3(a), By-law 3623-97**
The minimum required lot frontage is 12 m.
The lot frontage is 7.53 m.
- 2. Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 7.3(a), By-law 1-83**
The minimum required lot area is 370 m².
The lot area is 298.5 m².
- 3. Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 7.3(i), By-law 1-83**
The minimum required floor space index is 0.4 times the lot area (119.4 m²).
The existing dwelling has a floor space index of 0.64 times the lot area (191.7 m²).
- 4. Section 10.20.40.70.(3)(C), By-law 569-2013, Section 7.3(g), By-law 56-2013 & Section 7.3(a), By-law 3623-97**
The minimum required side yard setback is 1.2 m.
The existing dwelling is located 0 m from the west side lot line.
- 5. Section 7.3.(d)(i)2, By-law 1-83**
A minimum of 50% of the front yard must be maintained as landscaping (11.25 m²).
A total of 28% of the front yard will be maintained as landscaping (6.3 m²).
- 6. Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard must be maintained as soft landscaping (68.25 m²).
A total of 43% of the rear yard will be maintained as soft landscaping (59.3 m²).

7. Section 7.3.(d)(i)5, By-law 1-83

A minimum of 75% of the front yard not covered by permitted driveway must be maintained as soft landscaping (14.18 m²).

A total of 33% of the front yard not covered by permitted driveway will be maintained as landscaping (6.3 m²)

8. Section 10.5.60.70.(1), By-law 569-2013

The maximum permitted lot coverage of an ancillary structure is 10% of the lot area (13.63 m²).

The existing detached garage has a lot coverage is 33.44% of the lot area (45.6 m²).

File Numbers: B47/14EYK, A411/14EYK and A412/14EYK are considered jointly.

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

Nicole Milrose, Application Technician

Tel. No.: (416) 394-8065

Email: nmilros@toronto.ca