

Mailed on/before: Sunday, June 18, 2023

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

MEETING DATE AND TIME: Wednesday, June 28, 2023 at 10:00 a.m.

LOCATION: This will be a virtual hearing.

- For those who wish to participate, by telephone, computer, smartphone or tablet by Webex (see pre-registration requirements below); and
- For those who wish to observe, by YouTube (Toronto City Planning channel)
<https://www.youtube.com/c/TorontoCityPlanning>

Note: Committee of Adjustment Public Hearings are being conducted publicly by electronic means through Webex, an on-line digital platform, and streamed on the Toronto City Planning YouTube Channel.

File Number: A0349/21SC
Property Address: 2 CORA CRES
Legal Description: PLAN 5681 LOT 35
Agent: SOL ARCH
Owner(s): NALINI BALACHANDRAN
Zoning: Residential Detached (RD) & Single-Family Residential (S) Zone [ZR]
Ward: Scarborough Centre (21)
Community: Bendale Community
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a second-storey addition over existing dwelling and a two-storey rear addition with two car garage.

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

1. Chapter 10.20.40.70.(2), By-law 569-2013

The minimum required rear yard setback is 7.62 m.

The proposed rear yard setback is 5.72 m.

2. Chapter 10.5.40.70.(1) and Chapter 10.20.40.70.(1), By-law 569-2013

The minimum required front yard setback is 7.84 m.

The proposed front yard setback is 7.75 m.

3. Exception RD 244.(E), By-law 569-2013

The minimum required side yard setback is 1.2 m.

The proposed side yard setback is 0.92 m.

4. Chapter 10.5.80.40.(3)(B), By-law No. 569-2013

Vehicle access to a parking space must be from a flanking street that is not a main street.

The proposed driveway is from Doerr Road.

THE COMMITTEE OF ADJUSTMENT AND 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

This 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:

- **Sending an e-mail with your comments.** Written submissions (in pdf format), including your name and address, to the Committee of Adjustment must be e-mailed to coa.sc@toronto.ca no later than 4:30 pm on Wednesday, June 21, 2023.
- **Participating in the Webex public virtual hearing by telephone or computer/smartphone/tablet.** To participate in the public Webex virtual hearing, you must register in advance no later than 4:30 pm on Monday, June 26, 2023. To register, either call 416-396-3223 and leave a voicemail or send an e-mail to coa.sc@toronto.ca. Provide your name, address, phone number, e-mail address, the file number(s) you wish to speak to and whether you would like to participate via video or audio only on Webex. When we receive your registration request, we will confirm your attendance and provide you with a confirmation message and instructions for participating in the public hearing on Tuesday, June 27, 2023.

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 and will be posted online through

the Application Information Centre: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

If you do not participate in the public Webex, 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

Application plans and other related materials are available to be viewed **online** by visiting the Application Information Centre at <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

If you are not able to view plans online, copies of application submissions can be obtained by contacting the Committee of Adjustment office by e-mail at coa.sc@toronto.ca. Service fees may apply.

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, contact the Committee of Adjustment office by e-mail at coa.sc@toronto.ca and provide the following: your name; address; e-mail address; date of hearing; file number; and address of the subject property.
- If you wish to appeal a decision of the Committee, you must file your written request for a decision with the Deputy Secretary-Treasurer.
- Be advised that only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision of the Committee to the appeal body in accordance with subsection 45(12) of the Planning Act.

CONTACT

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