

File Copy

Mailed on/before: Sunday, July 30, 2017

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

**MEETING DATE AND TIME:** Wednesday, August 9, 2017 at 9:00 a.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0353/17TEY	Zoning	R(d.0)(x735) & R2 Z0.6 (ZZC)
Owner(s):	CLEONE HARRIET GRASHAM TIMOTHY JOHN BURNS	Ward:	Trinity-Spadina (19)
Agent:	TIMOTHY JOHN BURNS	Heritage:	Not Applicable
Property Address:	<b>120 DELAWARE AVE</b>	Community:	Toronto
Legal Description:	PLAN 329 BLK N PT LOT 30		

**PURPOSE OF THE APPLICATION:**

To alter a semi-detached dwelling by constructing a one-storey rear addition with a rear deck.

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

- Chapter 10.10.40.40.(1) (A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (177.06 m<sup>2</sup>).  
The floor space index will be 0.71 times the area of the lot (210.4 m<sup>2</sup>).
- Chapter 10.10.40.70.(3) (A)(ii), By-law 569-2013**  
The minimum required side yard setback for a semi-detached house is 0.9 m.  
The side yard setback will be 0.83 m.
- Chapter 10.5.40.60. (6), By-law 569-2013**  
The bay window is permitted to encroach into the required setback provided the bay window is no closer to the side lot line than 0.6 m.  
The bay window will be located 0.34 m to the south side lot line.
- Section 6(3) Part II 3.C(II), By-law 438-86**  
The minimum required side lot line setback is 0.90 m where the side wall contains openings.  
The bay window will be located 0.34 m from the south side lot line and the side door will be located 0.83 m from the south side lot line.

**2. Section 6(3) Part II 3(I), By-law 438-86**

A building is required to be located no closer than 1.2 m to the side wall of an adjacent building that contains openings.

The bay window will be located 1.16 m from the adjacent building, 118 Delaware Avenue.

**3. Section 6(3) Part I 1, By-law 438-86**

The maximum permitted residential gross floor area is 0.6 times the area of the lot (177.06 m<sup>2</sup>).

The residential gross floor area of the altered building exceeds the maximum permitted by 33.34 m<sup>2</sup>.

*Please e-mail fax or mail your written comments to the contact named at the bottom of this notice **NO LATER THAN 4:00 P.M., THURSDAY, August 3<sup>rd</sup>, 2017.**  
All submissions will become part of the public record.*

## **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**

Application plans and other related materials are available to be viewed **online** by visiting the Application Information Centre at [www.toronto.ca/aic](http://www.toronto.ca/aic)

If you are not able to view plans online, copies of application submissions can be obtained, **in person**, by attending the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. 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, 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**

Theresa Tumidajski, Application Technician

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