

Mailed on/before: Sunday, July 16, 2017

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

MEETING DATE AND TIME: Wednesday, July 26, 2017 at 4:30 p.m.

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

File Number:	A0361/17TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (ZZC)
Owner(s):	CRAWFORD HOMES INC	Ward:	Trinity-Spadina (19)
Agent:	TOMASZ GORAL	Heritage:	Not Applicable
Property Address:	182 EUCLID AVE	Community:	Toronto
Legal Description:	PLAN D70 LOT 9		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a third storey addition with front and rear third storey decks, a front basement walkout, new front porch with a canopy, and a rear detached garage.

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

- 1. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.50 m.
The height of the side exterior main walls facing a side lot line will be 9.60 m.
- 2. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front porch stairs and basement walkout stairs will be located 0.20 m from the front lot line.
- 3. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (4.46 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 50% (2.97 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
- 4. Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted total floor area of all ancillary buildings or structure on the lot is 40.0 m².
The rear detached garage will have a floor area of 54.85 m².

5. Chapter 10.5.50.10.(3)(A), By-law 569-2013

A minimum of 50% (81.35 m²) of the rear yard must be maintained as soft landscaping.
In this case, 49% (79.00 m²) of the rear yard will be maintained as soft landscaping.

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

The minimum required front yard setback is 1.96 m.
The front third storey deck will be located 1.52 m from the front lot line.

2. Section 6(3) Part III 3 (B), By-law 438-86

A minimum of 75% (4.46 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 50% (2.97 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

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, JULY 20, 2017.

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

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

Jason Bragg, Application Technician

Tel. No.: 416-392-0097

Email: jbragg2@toronto.ca