

**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:	A0351/17TEY	Zoning	R(d0.6) & R2 Z0.6
Owner(s):	KERI WEST NOAH CHARLES CAPPE	Ward:	Trinity-Spadina (19)
Agent:	NOAH CHARLES CAPPE	Heritage:	Not Applicable
Property Address:	<b>74 GARNET AVE</b>	Community:	Toronto
Legal Description:	PLAN 1088 PT LOT 196		

**PURPOSE OF THE APPLICATION:**

To alter the existing two-storey semi-detached dwelling by constructing a rear two-storey addition.

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

**1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index of a semi-detached dwelling is 0.60 times the area of the lot (128.40 m<sup>2</sup>).

The altered semi-detached dwelling will have a floor space index equal to 0.77 times the area of the lot (164.51 m<sup>2</sup>).

**2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**

The maximum permitted depth of a semi-detached dwelling is 17.0 m.

The altered semi-detached dwelling will have a depth of 17.32 m.

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

A minimum of 50% (43.3 m<sup>2</sup>) of the rear yard must be maintained as soft landscaping.

In this case, 23% (20.2 m<sup>2</sup>) of the rear yard will be maintained as soft landscaping.

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

The maximum permitted gross floor area of a detached dwelling is 0.60 times the area of the lot (128.40 m<sup>2</sup>).

The altered semi-detached dwelling will have a gross floor area equal to 0.77 times the area of the lot (164.51 m<sup>2</sup>).

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

The minimum required side lot line setback for a semi-detached dwelling is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.

The altered semi-detached dwelling will be located 0.40 m from the west side lot line.

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

The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.

The 0.32 m portion of the altered semi-detached dwelling, exceeding the 17.0 m depth, will be located 0.55 m from the east side lot line, and 0.55 m from the west side lot line.

**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, AUGUST 3, 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](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**

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