

Mailed on/before: Sunday, September 17, 2017

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

MEETING DATE AND TIME: Wednesday, September 27, 2017 at 2:30 p.m.

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

File Number:	A0601/17TEY	Zoning	R (d1.0)(x806) & R4 Z1.0 (ZZC)
Owner(s):	IAN WOODBURY ANNE KATHRYN SPORTUN	Ward:	Trinity-Spadina (19)
Agent:	DAVID STICKNEY	Heritage:	Not Applicable
Property Address:	164 CRAWFORD ST	Community:	Toronto
Legal Description:	PLAN D23 PT LOT 59		

PURPOSE OF THE APPLICATION:

To alter the existing 2 1/2-storey townhouse/rowhouse by constructing a rear third floor addition with a rear deck.

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

- 1. Chapter 10.10.40.70.(4)(C), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0.0 m from the north side lot line and 0.0 m from the south side lot line.
- 2. Chapter 10.10.40.80.(1)(A), By-law 569-2013**
The minimum required distance between main walls for a townhouse is 2.0 m, where there are no openings to the dwelling units in those main walls.
The altered dwelling will have a distance between main walls of 0.0 m from the north side and 0.0 m from the south side.
- 3. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 10.0 m.
The altered dwelling will have a building height of 11.43 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (202.42 m²).
The altered dwelling will have a floor space index equal to 1.07 times the area of the lot (217.25 m²).

- 1. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m, where the side wall contains no openings. The altered dwelling will be located 0.0 m from the north side lot line and 0.0 m from the south side lot line.
- 2. Section 6(3) Part II 6(ii), By-law 438-86**
The minimum required distance between external walls of a building or structure that faces each other is 2.0 m provided that the facing wall does not contain openings. The altered dwelling will have a distance of 0.0 m between external walls of a building that faces each other on the north side and 0.0 m between external walls of a building that faces each other on the south side.
- 3. Section 4(2)(a), By-law 438-86**
The maximum permitted height of a building or structure is 10.0 m. The altered dwelling will have a building height of 11.43 m.
- 4. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (202.42 m²). The altered dwelling will have a residential gross floor area of 1.07 times the area of the lot (217.25 m²).
- 5. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m, where the side wall contains no openings. The new rear third-floor deck will be located 0.0 m from the south side lot line.
- 6. Section 6(3) Part II 6(ii), By-law 438-86**
The minimum required distance between external walls of a building or structure that faces each other is 2.0 m provided that the facing wall does not contain openings. The new rear third-floor deck will have a distance of 0.0 m between external walls of a building that faces each other on the south side.
- 7. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m. The altered dwelling will have a building depth of 16.04 m.

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 3:00 PM, THURSDAY, SEPTEMBER 21, 2017.

TO VIEW PLANS & CORRESPONDENCE ONLINE please use **the Application Information Centre** found at www.toronto.ca/aic

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

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