

Mailed on/before: Thursday, March 21, 2013

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

MEETING DATE AND TIME: Wednesday, April 10, 2013 at 2:00 p.m.

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

File Number:	A0115/13TEY	Zoning:	R2Z0.6 (ZZC)
Owner(s):	JOHN BARRY DEGRANDIS SUSAN JEAN DEGRANDIS	Ward:	Trinity-Spadina (19)
Agent:	NICHOLAS DISCENZA		
Property Address:	750 CRAWFORD ST	Community:	Toronto
Legal Description:	PLAN 1088 N PT LOT 44		

PURPOSE OF THE APPLICATION:

To permit the construction of a three (3) storey rear addition. The existing third floor area would be re-constructed. It is also proposed to construct an additional dwelling unit within the basement, gaining access from the construction of a new entrance below the existing front porch.

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

Toronto By-law 438-36

- Section 6(3) Part II**
The maximum permitted gross floor area is 0.6 times the area of the lot (140.76m²)
The converted/altered dwelling would have a gross floor area of 1.13 times the area of the lot (265.37m²)
- Section 6(3) Part II 2(II)**
The minimum required front yard setback of a building on an inside lot is 4.48m
The converted/altered dwelling is located 2.4m from the front lot line
- Section 6(3) Part II 3.F(I)(2)**
The minimum side lot line setback, where the side wall contains openings is 1.2m
The converted/altered dwelling would have a setback of 0.03m on the north side and 0.83m on the south side
- Section 6(3) Part II 3(II)**
The minimum required setback from the side wall of an adjacent building that contains openings is 1.2m
The converted/altered dwelling is located 0.68m from the adjacent building to the north (752 Crawford Street)
- Section 6(3) Part II 5(I)**
The maximum permitted building depth is 14m
The converted/altered dwelling would have a depth of 19.08m

- Section 6(2) 1(iii)**

The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (35.19m²)

The additions to the dwelling would have a floor space of 0.397 times the area of the lot (93.17m²)

Section 6(2) 1(iii)A

Only one addition may be erected either at the times of conversion or thereafter

There is more than one addition proposed

7. **Section 6(2) 1(v)**

There is no substantial change in the appearance of the dwelling as a result of the conversion

The proposal has a substantial change in the appearance of the dwelling on the front elevation

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 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

Attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. Plans filed with the application **will not be photocopied.**

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.

For more information please telephone our office. Call **Jenny Stark, (416) 392-1299**, Office of the Committee of Adjustment, Toronto City Hall, Toronto, ON, M5H 2N2.

Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East York Panel