

**Mailed on/before:** Thursday, February 14, 2013

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

**MEETING DATE AND TIME:** Wednesday, March 6, 2013 at 2:00 p.m.

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

File Number:	A0032/13TEY	Zoning	R3Z1.5 (WAIVER)
Owner(s):	KYRA CLARKSON	Ward:	Trinity-Spadina (19)
Agent:	KYRA CLARKSON		
Property Address:	<b>639 WELLINGTON ST W</b>	Community:	Toronto
Legal Description:	MIL RES SECTION PT LOT 26		

**PURPOSE OF THE APPLICATION:**

To permit the construction of a new three (3) storey detached dwelling. The existing portion of the existing semi-detached dwelling would be demolished.

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

**Toronto By-law 438-86, By-law 461-2006**

- Section 6(3) Part II 3(I)**  
The by-law requires a building to be located no closer than 0.9m to the side wall of an adjacent building that contains no openings  
The proposed building is located 0.08m from the building to the west, #643 Wellington Street West and 0.3m from the building to the east, #637 Wellington Street West

- Section 6(3) Part II 3.B(I)**  
The by-law requires a detached house in an R3 district to have a minimum side lot line setback of 0.45m for a depth not exceeding 17m where the side walls contain no openings  
The proposed side lot line setback is 0.08m on the west side and 0.22m on the east side

**By-law 461-2006**

No person shall erect or use a building or structure having any part closer to a side lot line than 0.6m  
A side yard setback of 0.08m is proposed on the west side and 0.22m is proposed on the east side

- Section 6(3) Part II 4**  
The by-law required a building to have a minimum rear yard setback of 7.5m  
The proposed rear yard setback is 2.16m

**By-law 461-2006**

No person shall erect or use a building or structure on a lot, any part of which is closer to the rear lot line than 7.5m

The proposed detached house will be setback 2.16m from the rear lot line, and the rear deck will be setback 0m from the rear lot line

**4. Section 4(17)(a)(e)**

The by-law requires a parking space to have a width of 3.2m and a length of 4.6m

The parking space will have a width of 2.69m and a depth of 4.72m

**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