

Mailed on/before: Sunday, February 9, 2014

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

MEETING DATE AND TIME: Wednesday, February 19, 2014 at 4:30 p.m.

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

File Number:	A0007/14TEY	Zoning	R (d1.0)(x804) & R4 Z1.0 (Waiver)
Owner(s):	GREG BETTENCOURT	Ward:	Trinity-Spadina (19)
Agent:	GREG BETTENCOURT		
Property Address:	98 ARGYLE ST	Community:	Toronto
Legal Description:	PLAN D66 LOT 70 PT LOT 71		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with a front porch, a rear deck and a rear third floor balcony.

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

- 1. Chapter 10.10.40.10.(2), By-law 569-2013**
The maximum height of the exterior portion of side main walls for a residential building is 7.5 m.
The side main walls of the new three-storey detached dwelling, that face a side lot line, will have a height of 10.0 m.
- 2. Chapter 10.10.40.70.(4), By-law 569-2013**
The required minimum side yard setback for a detached house is 0.45 metres.
The new three-storey detached dwelling will be located 0.3 m from the west side lot line.
- 3. Chapter 10.5.60.70(1), By-law 569-2013**
The total area of the lot covered by all ancillary buildings or structures may not exceed 10 percent of the lot area (30.21 m²)
The new detached garage will cover 18.7% of the lot area (56.72 m²).
- 1. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for the portion of the dwelling not exceeding a depth of 17 m is 0.45 m.
The new three-storey detached dwelling will be located 0.3 m from the west side lot line.
- 2. Section 6(3) Part II 7(I), By-law 438-86**

The minimum required setback of an accessory structure to all lot lines is 3.0 m.
The new detached garage will be setback 0.92 m from the north rear lot line, 0.07 m from the east side lot line and 0.07 m from the west side lot line.

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

The maximum permitted gross floor area of all accessory structures shall not exceed 5% the area of the lot (15.1 m²).

The new detached garage will have a gross floor area equal to 18.7 times the area of the lot (56.72 m²).

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. The standard fee will apply to any materials 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.

CONTACT

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