

Mailed on/before: Sunday, June 29, 2014

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

MEETING DATE AND TIME: Wednesday, July 9, 2014 at 1:30 p.m.

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

File Number:	A0404/14TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (ZZC)
Owner(s):	JYLL SASKIN	Ward:	Trinity-Spadina (19)
Agent:	ARMANDO BARBINI		
Property Address:	85 BELLWOODS AVE	Community:	Toronto
Legal Description:	PLAN 75 BLK A PT LOT 16 PT LOT 17		

PURPOSE OF THE APPLICATION:

To construct a new three-storey duplex dwelling containing two units.

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

- Chapter 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 0.75 m.
The new three-storey dwelling will be located 0 m from the west front lot line.
- Chapter 10.5.40.60.(2)(B)(i), By-law 569-2013**
A canopy, awning, or similar structure not covering a platform may encroach into the front yard a maximum of 0.38 m, provided it is no closer to a side lot line than 0.3 m.
The new canopy will encroach 0.75 m into the front yard and will be located 0 m from the north side lot line.
- 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 (252.73 m²).
The new three-storey dwelling will have a floor space index equal to 1.43 times the area of the lot (362.3 m²).
- Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted depth of a duplex dwelling is 14.0 m.
The new duplex dwelling will have a depth of 20.07 m.

5. **Chapter 10.10.40.70.(4)(D), By-law 569-2013**
 The minimum required side yard setback is 0.45 m.
 The new dwelling will be located 0 m from the north side lot line, and 0 m from the south side lot line.

1. **Section 2(1), By-law 438-86**
 A duplex is defined as a building containing two dwelling units divided horizontally, each of which having an independent entry.
 The two units within the three storey duplex dwelling will be divided both vertically and horizontally.

2. **Section 6(3) Part I 1, By-law 438-86**
 The maximum permitted gross floor area is 1.0 times the area of the lot (252.73 m²).
 The new three-storey dwelling will have a residential gross floor area equal to 1.84 times the area of the lot (465.87 m²).

3. **Section 6(3) Part II 2(II), By-law 438-86**
 The minimum required front yard setback is 0.75 m.
 The new three-storey dwelling will be located 0 m from the west front lot line.

4. **Section 6(3) Part II 3(i), By-law 438-86**
 The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
 The new three-storey dwelling will be located 0 m from the side wall of the adjacent building to the south at 83 Bellwoods Avenue.

5. **Section 6(3) Part II 3.E(I)(1), By-law 438-86**
 The minimum required side yard setback is 0.45 m, where the side wall contains no openings.
 The new dwelling will be located 0 m from the north side lot line, and 0 m from the south side lot line.

6. **Section 6(3) Part II 5(I), By-law 438-86**
 The maximum permitted depth of a duplex dwelling is 14.0 m.
 The new duplex dwelling will have a depth of 20.07 m.

8. **Section 6(3) Part III 3(B), By-law 438-86**
 A minimum of 30% of the required front yard landscaping shall be maintained as soft landscaping (0.65 m²).
 In this case, 0% of the required front yard landscaping shall be maintained as soft landscaping (0 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

Greg Whitfield, Application Technician

Tel. No.: (416) 338-5913

Email: gwhitfi@toronto.ca