

Mailed on/before: Thursday, September 28, 2017

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

MEETING DATE AND TIME: Thursday, October 12, 2017 at 3:00 p.m.

LOCATION: Council Chamber, York Civic Centre, 2700 Eglinton Av W, M6M 1V1

File Number:	A0478/17EYK	Zoning:	R & R2 Z0.6 (ZR)
Owner(s):	VICTOR LEVIN MOLLY STROYMAN	Ward:	Davenport (17)
Agent:	RICHARD WENGLE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	49 SPRINGMOUNT AVE & 51 SPRINGMOUNT AVE - PARTS 4, 5, 11 & 12	Community:	
Legal Description:	PLAN M312 PT LOT 31		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the lot area (213.48 m²).
The proposed dwelling will have a floor space index of 1.09 times the lot area (388.75 m²).
- Section 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
Section 6(3) Part II 3.B(II), By-law 438-86
The minimum required side yard setback is 0.45 m for that portion of the building not exceeding 17 m in depth, where the side wall contains no openings.
Section 10.10.40.70.(4)(A), By-law 569-2013 & Section 6(3) Part II 3.B(II), By-law 438-86
The proposed dwelling will be located 0.3 m from the west side lot line and 0 m from the east side lot line.

- 3. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 7.5 m for that portion of the building exceeding 17 m in depth.
The proposed dwelling will be located 0.3 m from the east and west side lot lines for the portion of the building exceeding 17 m in depth.
- 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 contains no openings is 0.9 m.
The proposed dwelling will be located 0.6 m from the adjacent building to the east (Part 2, 3 & 10) and 0.6 m from the adjacent building to the west (Parts 6, 7 & 13).
- 5. Section 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted dwelling depth is 17 m.
The proposed dwelling will have a depth of 26.02 m.
- 6. Section 10.10.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor is 1.2 m above established grade.
The proposed dwelling will have a first floor height of 2.13 m above established grade.
- 7. Section 10.10.40.10.(1)(A), By-law 569-2013 & Section 4(2)(a), By-law 438-86**
The maximum permitted dwelling height is 10 m.
Section 10.10.40.10.(1)(A), By-law 569-2013
The proposed dwelling will have a height of 14.82 m.
Section 4(2)(a), By-law 438-86
The proposed dwelling will have a height of 15.48 m.
- 8. Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (17.08 m²).
A total of 63.11% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (14.37 m²).
- 9. Section 10.5.50.10.(1)(B), By-law 569-2013**
A minimum of 50% of the front yard shall be maintained as landscaping (22.77 m²).
A total of 37.21% of the front yard will be maintained as landscaping (16.95 m²).
- 10. Section 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing access to a building or structure may encroach into a required minimum building setback provided that they are not closer to a lot line than 0.6 m.
The proposed front stairs will be located 0.5 m from the front lot line and 0 m from west side lot line.

File numbers B0043/17EYK, B0044/17EYK, A0478/17EYK, A0479/17EYK and A0480/17EYK will be considered jointly.

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, you must file your written request for a decision with the Deputy Secretary-Treasurer.

CONTACT

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