

Michael Mizzi
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

Committee of Adjustment
Toronto and East York
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

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Mailed on/before: Wednesday, October 6, 2021

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

MEETING DATE AND TIME: Wednesday, October 20, 2021 at 4:30

LOCATION: This will be a virtual hearing.

- For those who wish to participate, by telephone, computer, smartphone or tablet by Webex (see pre-registration requirements below); and
- For those who wish to observe, by YouTube (Toronto City Planning channel)
<https://www.youtube.com/c/TorontoCityPlanning>

Note: During the Declared Emergency in the City of Toronto, Committee of Adjustment Public Hearings continue to be conducted publicly and are being conducted by electronic means through Webex, an on-line digital platform, and streamed on the Toronto City Planning YouTube Channel. These measures are necessary to comply with physical distancing requirements and a Provincial Order that limits attendance at public gatherings.

File Number: A1097/20TEY

Property Address: 15 HIGHVIEW CRES

Legal Description: PLAN 7312 PT LOT 61 PT LOT 62

Agent: GALBRAITH & ASSOCIATES

Owner(s): 1829171 ONTARIO INC.

Zoning: (R (d0.6) (x730)(ZZC)

Ward: Davenport (09)

Community: Toronto

Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with a side basement walkout on the Conveyed Lands, Part 1, created through consent application B0086/20TEY.

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

- 1. Chapter 10.5.80.10.(3) By-law 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
In this case, the parking space will be located in the front yard.
- 2. Chapter 10.10.40.70.(2) By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The new detached dwelling will be located 0.76 m from the rear lot line.
- 3. Chapter 10.10.40.70.(1) By-law 569-2013**
The minimum required front yard setback is 5.69 m.
The new detached dwelling will be located 3.79 m from the front lot line.
- 4. Chapter 10.10.40.70.(3)(A)(i) By-law 569-2013**
The minimum required side yard setback for a detached dwelling is 0.9 m.
The new detached dwelling will be located 0.46 m from the south side lot line.
- 5. Chapter 10.10.40.40.(1)(A) By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (112.2 m²).
In this case, the floor space index will be equal to 0.81 times the area of the lot (150.72 m²)

Applications B0086/20TEY, A1097/20TEY and A1098/20TEY were considered jointly.

File Number: A1098/20TEY
Property Address: 15 HIGHVIEW CRES
Legal Description: PLAN 7312 PT LOT 61 PT LOT 62
Agent: GALBRAITH & ASSOCIATES
Owner(s): 1829171 ONTARIO INC.
Zoning: (R (d0.6) (x730)(ZZC)
Ward: Davenport (09)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To maintain the existing three-storey detached dwelling on the Retained Lot, Part 2, created through consent applicaiton B0086/20TEY.

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

- 1. Chapter 150.10.40.1(1)(B) By-law 569-2013**
A pedestrian entrance leading exclusively to a secondary suite is not permitted in a front wall of a detached house or semi-detached house
In this case, there is an entrance exclusively for the secondary suite located in the front wall.
- 2. Chapter 10.10.40.70.(2) By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback will be 2.29 m
- 3. Chapter 10.10.40.70.(3)(A)(i) By-law 569-2013**
The minimum required side yard setback for a detached house is 0.9 m.
In this case, the west side yard setback will be 0.76 m.
- 4. Chapter 10.10.40.70.(3)(A)(i) By-law 569-2013**
The minimum required side yard setback for a detached house is 0.9 m.
In this case, the east side yard setback will be 0.62 m.
- 5. Chapter 200.5.10.1.(1) By-law 569-2013**
A minimum of three parking spaces are required to be provided.
In this case, one parking space will be provided.
- 6. Chapter 10.10.40.40.(1)(A) By-law 569-2013**
The maximum permitted floor space index is equal to 0.6 times the area of the lot (153.60 m²).
In this case, the floor space index will be equal to 0.92 times the area of the lot (226.74 m²).
- 7. Section 5(4)(B) By-law 569-2013**
A minimum of three parking spaces are required to be provided.
In this case, one parking space will be provided.

Applications B0086/20TEY, A1097/20TEY and A1098/20TEY were considered jointly.

THE COMMITTEE OF ADJUSTMENT AND 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

This 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:

- **Sending an e-mail with your comments.** Written submissions (in pdf format) to the Committee of Adjustment must be e-mailed to coa.tey@toronto.ca no later than 4:30 pm on Wednesday, October 13, 2021.
- **Participating in the Webex public virtual hearing by telephone or computer/smartphone/tablet.** To participate in the public Webex virtual hearing, you must register in advance no later than 4:30 pm on Monday, October 18, 2021. To register, either call 416-392-7565 and leave a voicemail or send an e-mail to coa.tey@toronto.ca. Provide your name, address, phone number, e-mail address and file number(s) you wish to speak to. When we receive your registration request, we will confirm your attendance and provide you with a confirmation message and instructions for participating in the public hearing on Tuesday, October 19, 2021.

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 and will be posted online through the Application Information Centre: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

If you do not participate in the public Webex, 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 <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

If you are not able to view plans online, copies of application submissions can be obtained by contacting the Committee of Adjustment office by e-mail at coa.tey@toronto.ca. 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, contact the Committee of Adjustment office by e-mail at coa.tey@toronto.ca and provide the following: your name; address; e-mail address; date of hearing; file number; and address of the subject property.
- If you wish to appeal a Decision of the Committee, you must file your written

request for a decision with the Deputy Secretary-Treasurer.

- Be advised that the appeal body may dismiss an appeal of the minor variance Decision if the person or public body that filed the appeal did not make a submission to the Committee of Adjustment prior to the Decision having been made.

CONTACT

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