

**Mailed on/before:** Sunday, August 28, 2022

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

**MEETING DATE AND TIME:** Wednesday, September 7, 2022 at 4:30 p.m.

**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: Committee of Adjustment Public Hearings are being conducted publicly by electronic means through Webex, an on-line digital platform, and streamed on the Toronto City Planning YouTube Channel.

**File Number:** A0314/22TEY  
**Property Address:** 89 REGAL RD  
**Legal Description:** PLAN D1398 PT LOT 10  
**Agent:** BART SZOKE  
**Owner(s):** FILOMENA GONCALVES JOSE GONCALVES  
**Zoning:** R d0.6 H10.0m x730 (ZZC)  
**Ward:** Davenport (09)  
**Community:**  
**Heritage:** Not Applicable

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey detached dwelling with a front integral garage, a rear ground level deck with a walkout basement, front and rear second storey balconies, and a rear third storey balcony.

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

**1. Chapter 10.10.40.10.(2)(B)(i) and (ii), By-law 569-2013**

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.

The height of the side exterior main walls facing the east and west lot lines will be 9.75 m.

**2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**

The maximum permitted depth is 17 m.

The new dwelling will have a depth of 18.64 m.

**3. 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 (268.66 m<sup>2</sup>).

The new dwelling will have a floor space index equal to 0.67 times the area of the lot (301.59 m<sup>2</sup>).

**Applications B0022/22TEY, A0313/22TEY and A0314/22TEY will be 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), including your name and address, to the Committee of Adjustment must be e-mailed to [coa.tey@toronto.ca](mailto:coa.tey@toronto.ca) no later than 4:30 pm on Tuesday, August 30, 2022.
- **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 Friday, September 2, 2022.

To register, either call 416-392-7565 and leave a voicemail or send an e-mail to [coa.tey@toronto.ca](mailto:coa.tey@toronto.ca). Provide your name, address, phone number, e-mail address, the file number(s) you wish to speak to and whether you would like to participate via video or audio only on Webex. 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, September 6, 2022.

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](mailto: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](mailto: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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