

Mailed on/before: Thursday, October 8, 2009

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

MEETING DATE AND TIME: Thursday, October 22, 2009 at 2:00 p.m.

LOCATION: Council Chamber, Etobicoke Civic Centre, 399 The West Mall, M9C 2Y2

File Number:	A358/09EYK	Zoning	R2 (PPR)
Owner(s):	TORONTO PUBLIC LIBRARY	Ward:	Etobicoke-Lakeshore (05)
Agent:	TORONTO PUBLIC LIBRARY		
Property Address:	36 BRENTWOOD RD N	Community:	
Legal Description:	PL 2412 LT30 E PT LT29		

PURPOSE OF THE APPLICATION:

To demolish the west portion of the building and to construct a three-storey addition along the west side wall of the existing library building.

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

- 1. Section 320-45B.**
The minimum required side yard setback is 7.61 m.
The altered building will be located 0.83 m from the Brentwood Road North side lot line.
- 2. Section 320-40A.(1)**
The minimum required front yard setback is 7.54 m.
The altered building will be located 5.12 m from the front lot line.
- 3. Section 320-42A.**
The minimum required rear yard setback is 9.05 m.
The altered building will be located 1.15 m from the rear lot line.
- 4. Section 320-59C.**
The maximum permitted coverage is 33% of the lot area (321.65 m²).
The altered building will cover 71% of the lot area (692 m²).
- 5. Section 320-60.**
The maximum permitted height is 11 m.
The altered building will have a height of 15.22 m.
- 6. Section 320-18D.(4)**
A minimum of 12 parking spaces are required for the site.
No parking spaces will be provided on the site.

7. Section 320-46A.

The maximum permitted gross floor area is 125 m² plus 25% of the lot area (368.68 m²).

The existing building has a gross floor area equal to 125 m² plus 129.84% of the lot area (1390.5 m²).

The altered building will have a gross floor area equal to 125 m² plus 161.29% of the lot area (1697.1 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 appropriate for the development 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. Plans filed with the application **will not be 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.

For more information please telephone our office. Call **Barbara Bartosik, (416) 394-8063**, Office of the Committee of Adjustment, Etobicoke Civic Centre, Toronto, Ontario, M9C 5A3.

Dan Antonacci
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

