

**Mailed on/before:** Friday, February 5, 2010

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

**MEETING DATE AND TIME:** Wednesday, February 17, 2010 at 10:00 a.m.

**LOCATION:** Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0507/09NY                                       | Zoning     | C1(5) - Exception to General Commercial Zone (WAIVER) |
| Owner(s):          | MJB CORP<br>MJB                                  | Ward:      | Don Valley West (25)                                  |
| Agent:             | GOLDBERG GROUP                                   |            |   |
| Property Address:  | <b>1860 BAYVIEW AVE</b>                          | Community: | North York  |
| Legal Description: | PLAN M374 PT LOTS 99-104 LOT 105 PT LOTS 106-111 |            |   |

**PURPOSE OF THE APPLICATION:**

This is an application to permit the construction of a new two storey retail building on the above noted property. The existing building would be demolished.

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

1. Proposed Gross Floor Area of 149% (7,654.13m<sup>2</sup>) of the lot area (excluding the enclosed loading/circulation area) and 192% (9,863.04m<sup>2</sup>) of the lot area (including the enclosed loading/circulation area)  
WHEREAS a maximum Gross Floor Area of 100% (5,137m<sup>2</sup>) of the lot area is permitted;
2. Proposed lot coverage of 95.7% (4,916.11m<sup>2</sup>)  
WHEREAS a maximum lot coverage of 33.3% (1,710.62m<sup>2</sup>) is permitted;
3. Rear yard setback of 1.14m to the proposed building  
WHEREAS a minimum setback of 7.5m is required;
4. Proposed to have 223 parking spaces (at a ration of one space per 35m<sup>2</sup> of gross floor area) located on site  
WHEREAS a minimum of 275 parking spaces (at a ratio of one space per 28m<sup>2</sup> of gross floor area) are required to be located on site.

**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 **Jenny Stark, (416) 395-7138**, Office of the Committee of Adjustment, North York Civic Centre, Toronto, ON, M2N 5V7.

Denise Rundle (signed)  
Manager & Deputy Secretary Treasurer  
North York Panel