

Mailed on/before: Monday, June 5, 2017

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

MEETING DATE AND TIME: Thursday, June 15, 2017 at 3:00 p.m.

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

File Number:	A0404/17EYK	Zoning	R & R2 Z0.6 (Waiver)
Owner(s):	LAURIE ANN KEPRON MARK CHRISTOPHER KOPYTEK	Ward:	Parkdale-High Park (13)
Agent:	ANDREW PETER PILACINSKI	Heritage:	Not Applicable
Property Address:	315 BERESFORD AVE	Community:	
Legal Description:	PLAN 714 PT LOT 101		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (222.42 m²).
The altered dwelling will have a floor space index equal to 1.15 times the area of the lot (427.35 m²).
- Section 6(3) Part II 3.B(I), By-law 438-86 and Section 10.10.40.70(4), By-law 569-2013**
The minimum required side yard setback for the portion of the dwelling not exceeding 17 m in depth, where the side wall contains no openings is 0.45 m.
The altered dwelling will be located 0.15 m from the north side lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback for the portion of the building exceeding 17 m in depth is 7.5 m.
The portion of the altered dwelling exceeding 17 m in depth will be located 0.15 m from the north side lot line and 1.21 m from the south side lot line.
- Section 10.5.40.60.(1)(D), By-law 569-2013**

A rear yard platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach into the required rear yard setback 1.5 m, provided it is no closer to a required side lot line than 7.5 m. The proposed second floor platform will project 3.66 m into the rear yard, 0.78 m into the north side lot line and 1.21 m into the south side lot line.

5. **Section 10.10.40.30.(1).(A), By-law 569-2013 and Section 6(3) Part VI 1(V), By-law 438-86**
The maximum permitted building depth is 17 m.
The altered dwelling will have a depth of 20.42 m.
6. **Section 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
The altered dwelling will have a front exterior main wall height of 9.14 m.
7. **Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
The eaves of the altered dwelling will be located 0 m from the north side lot line.
8. **Section 6(3) Part II 8 D, By-law 438-86**
The maximum permitted projection of an uncovered platform from the rear wall is 2.5 m.
The uncovered platform will project 3.66 m from the rear wall.
9. **Section 10.10.40.10.(1)(A), By-law 569-2013 and Section 4(2)A, By-law 438-86**
The maximum permitted building height from established grade is 10 m.
The altered building will have a height of 11.61 m from established grade.
10. **Section 10.5.50.10.(1)(B), By-law 569-2013**
A minimum of 50% of the front yard shall be maintained as landscaping (24.9 m²)
A total of 40.4% of the front yard will be maintained as landscaping (20.13 m²)
11. **Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the required front yard landscaping shall be maintained as soft landscaping (18.68 m²).
A total of 70% of the required front yard landscaping will be maintained as soft landscaping (17.42 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 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 to the Ontario Municipal Board, you must file your written request for a decision with the Deputy Secretary-Treasurer.

CONTACT

Tamoor Chaudhary, Application Technician
Tel. No.: 416-394-2869
Email: tchaudh@toronto.ca