

Mailed on/before: Saturday, February 27, 2016

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

MEETING DATE AND TIME: Tuesday, March 8, 2016 at 9:30 a.m.

LOCATION:

File Number:	A1188/15TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	TATIANA TIKHOMIROVA	Ward:	Trinity-Spadina (19)
Agent:	KARINE KULISH	Heritage:	Not Applicable
Property Address:	204 BELLWOODS AVE	Community:	Toronto
Legal Description:	PLAN 788 LOT 1		

PURPOSE OF THE APPLICATION:

To alter the existing 2-storey semi-detached dwelling by constructing: a third floor addition with a front balcony, rear terrace and to convert the dwelling into two residential units.

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

- 1. Chapter 10.5.40.60.(7)(B), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m, if they are no closer to a lot line than 0.3 m.
The roof eaves will be located 0.18 m from the lot line.
- 2. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (123.75 m²).
The converted dwelling will have a floor space index equal to 0.90 times the area of the lot (187.68 m²).
- 3. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building is 10.0 m.
The height of the converted dwelling is 10.4 m.
- 4. Chapter 10.10.40.10.(2)(B)(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 a side lot line is 10.4 m.
- 5. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a semi-detached dwelling is 17.0 m.
The converted semi-detached dwelling will have a building depth of 19.73 m.
- 6. Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.63 m.
The converted semi-detached dwelling will be located 2.64 m from the east front lot line.

7. **Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side lot line setback is 0.9 m.
The converted dwelling will be located 0.48 m from the south side lot line.
8. **Chapter 150.10.40.1.(3), By-law 569-2013**
A secondary suite is permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.
In this case, the additions will alter a main wall that faces a street.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (123.75 m²).
The converted dwelling will have a residential gross floor area equal to 0.90 times the area of the lot (187.68 m²).
2. **Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front lot line setback for a building on an inside lot is 3.63 m.
The converted dwelling will be located 2.64 m from the east front lot line.
3. **Section 6(3) Part II 3.F(I)(1), By-law 438-86**
The minimum required side lot line setback is 0.9 m.
The converted dwelling will be located 0.48 m from the south side lot line and 0.0 m from the north side lot line.
4. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The converted dwelling will have a building depth of 19.73 m.
5. **Section 6(2) 1, By-law 438-86**
The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (30.93 m²).
The third-storey addition will have an area equal to 0.18 times the area of the lot (36.5 m²).

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 4:00 PM, THURSDAY, MARCH 3, 2016.

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

Attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. The standard fee will apply to any materials 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.

CONTACT

Bruna Nigro, Application Technician

Tel. No.: (416) 338-5917

Email: bnigro@toronto.ca