

**Mailed on/before:** Sunday, July 16, 2017

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

**MEETING DATE AND TIME:** Wednesday, July 26, 2017 at 3:30 p.m.

**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0329/17TEY	Zoning	R3 Z1.5 (ZZC)
Owner(s):	MARTIN TRAINOR	Ward:	Trinity-Spadina (19)
Agent:	ELDON THEODORE	Heritage:	Not Applicable
Property Address:	<b>680 WELLINGTON ST W</b>	Community:	Toronto
Legal Description:	PLAN 1236 LOT 7		

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey detached triplex.

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

- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a triplex is 1.5 times the area of the lot (170.88 m<sup>2</sup>).  
The new triplex will have a gross floor area equal to 1.94 times the area of the lot (221.34 m<sup>2</sup>).
- 2. Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback is 1.31 m.  
The new triplex will be located 0 m from the south front lot line.
- 3. Section 6(3) Part II 3(I), By-law 438-86**  
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.  
The new triplex will be located 0.1 m from the side wall of the north adjacent building at 77 Walnut Avenue.
- 4. Section 6(3) Part II 3.E(I)(1)(A), By-law 438-86**  
The minimum required side lot line setback of a triplex is 0.45 m where the side wall contains no openings.  
The new triplex will be located 0 m from the north side lot line.
- 5. Section 6(3) Part II 4, By-law 438-86**

The minimum required rear yard setback is 7.5 m.  
The new triplex will be located 0 m from the east rear lot line.

**6. Section 6(3) Part II 5(I), By-law 438-86**

The maximum permitted depth is 14.0 m.  
The new triplex will have a depth of 16.75 m.

**7. Section 4(4)(b), By-law 438-86**

A minimum of three parking spaces are required to be provided.  
In this case, there will be one parking space provided.

**8. Section 6(3) Part III 1(A), By-law 438-86**

A minimum of 30% of the lot area (34.18 m<sup>2</sup>) shall be landscaped open space.  
In this case, 16% of the lot area (18.35 m<sup>2</sup>) will be landscaped open space.

**PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 3:00 PM, THURSDAY, JULY 20, 2017.**

**TO VIEW PLANS & CORRESPONDENCE ONLINE** please use **the Application Information Centre found at [www.toronto.ca/aic](http://www.toronto.ca/aic)**

**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](http://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**

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