



Michael Mizzi
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Committee of Adjustment
City Planning Division

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RICHARD LEWIN
62 WELLS HILL AVE
TORONTO ON M5R 3A8

Mailed on/before: Monday, September 28, 2020

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

MEETING DATE AND TIME: Thursday, October 8, 2020 at 9:00 a.m.

LOCATION: This will be a virtual hearing.

- For those who wish to participate, by telephone, computer, smartphone or tablet by Webex (see pre-registration requirements below); and
- For those who wish to observe, by YouTube (Toronto City Planning channel)
<https://www.youtube.com/channel/UCudbgOL5gua8MaaUXUpEISQ>

Note: During the Declared Emergency in the City of Toronto, Committee of Adjustment Public Hearings continue to be conducted publicly and are being conducted by electronic means through Webex, an on-line digital platform, and streamed on the Toronto City Planning YouTube Channel. These measures are necessary to comply with physical distancing requirements and a Provincial Order that limits attendance at public gatherings.

File Number: A0213/20TEY
Property Address: 66 WELLS HILL AVE
Legal Description: PLAN 1282 N PT LOT 28
Agent: MONICA E KUHN ARCHITECT INC
Owner(s): NANCY ADELMAN HOWARD ADELMAN
Zoning: R (f10.5; u2; d0.6) (x929) R1S Z0.6(ZZC)
Ward: Toronto-St. Paul's (12)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To legalize and maintain the conversion of a detached garage to an ancillary building

containing a bedroom, sanitation room and recreation room, and the construction of 6 other ancillary buildings/structures.

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

- 1. Chapter 100.5.60.50.(2)(A) By-Law 569-2013**
The total floor area of all ancillary buildings or structures on a lot in the R Zone, other than an outdoor swimming pool or other structure used to hold water, must not be greater than 60 m² for a lot with a frontage of 12 m or more.
In this case, the total floor area of the seven ancillary buildings and structures on the lot is 155.65 m².
- 2. Chapter 10.5.50.10.(3)(A) By-Law 569-2013**
A minimum of 50% of the rear yard must be soft landscaping (315.56 m²).
In this case, 30.83% of the rear yard is soft landscaping (194.61 m²).
- 3. Chapter 10.5.60.20.(2)(B) By-Law 569-2013**
If an ancillary building or structure is located on a lot with a lot depth greater than 45 m, and its height is greater than 2.5 m or its floor area, including areas for the purpose of parking, is greater than 10 m², the minimum rear yard setback for the ancillary building or structure is equal to half the height of the ancillary building or structure (1.49 m).
In this case, Ancillary Building #6 is located 1.23 m from the rear lot line.
- 4. Chapter 10.5.60.20.(3)(A) By-Law 569-2013**
The minimum required side yard setback for an ancillary building or structure located in a side yard, is the minimum side yard setback required for the residential building on the lot (0.9 m).
In this case, Ancillary Structure #5 is located 0.05 m from the side yard lot line.
- 5. Chapter 10.5.60.20.(3)(C)(ii) By-Law 569-2013**
The minimum side yard setback for an ancillary building or structure in a rear yard and less than 1.8 m from the residential building on the lot is 0.3 m.
In this case, Ancillary Building #6 is located 0.29 m from the south side lot line.
- 6. Chapter 10.5.60.20.(3)(C)(iii) By-Law 569-2013**
The minimum required side yard setback for an ancillary building or structure in a rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.
In this case, Ancillary Buildings #1, #2 and #3 are located 0 m from the north side lot line and Ancillary Building #5 is located 0.05 m from the south side lot line.
- 7. Chapter 10.5.60.60.(1) By-Law 569-2013**
Roof eaves on an ancillary building may encroach into a building setback a maximum of 0.3 m, if the eaves are no closer to a lot line than 0.15 m.
In this case, the eaves of Ancillary Building #6 is 0.07 m from the south side lot line.
- 8. Chapter 10.10.60.70.(1) By-Law 569-2013**

Despite regulation 10.5.60.70.(1), in the R Zone, the area of the lot covered by ancillary buildings and structures may not exceed 5% of the lot area (59.11 m²), except for the water surface area of an outdoor swimming pool or other ancillary structure used to hold water, if they comply with regulation 10.5.60.70.(2), and ancillary buildings or structures containing required parking spaces. In this case, Ancillary Building #1, #2, #3, #4, #5, #6 and Building C cover 13.17% of the lot (155.65 m²).

9. Chapter 10.5.60.30.(1) By-Law 569-2013

An ancillary building or structure with a height greater than 2.5 m, or a gross floor area greater than 10 m² must be at least 1.8 m from a residential building on the same lot.

In this case, Ancillary Building #6 is located 0 m from the existing Building B.

10. Chapter 200.5.10.10.(5) By-Law 569-2013

A required parking space may not be a tandem parking space, except when it is required for a secondary suite, group home or duplex. A maximum of 2 parking spaces are permitted to be tandem parking spaces.

In this case, 4 parking spaces are tandem parking spaces.

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

This 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:

- **Sending an e-mail with your comments.** Written submissions (in pdf format) to the Committee of Adjustment must be e-mailed to coa.tey@toronto.ca no later than 4:30 pm on Thursday, October 1, 2020.
- **Participating in the Webex public virtual hearing by telephone or computer/smartphone/tablet.** To participate in the public Webex virtual hearing, you must register in advance no later than 4:30 pm on Tuesday, October 6, 2020. To register, either call 416-392-7565 and leave a voicemail or send an e-mail to

coa.tey@toronto.ca. Provide your name, address, phone number, e-mail address and file number(s) you wish to speak to. When we receive your registration request, we will confirm your attendance and provide you with a confirmation message and instructions for participating in the public hearing.

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 and will be posted online through the Application Information Centre: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

If you do not participate in the public WebEx, 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 <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

If you are not able to view plans online, copies of application submissions can be obtained by contacting the Committee of Adjustment office by e-mail at coa.tey@toronto.ca. 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, contact the Committee of Adjustment office by e-mail at coa.tey@toronto.ca and provide the following: your name; address; e-mail address; date of hearing; file number; and address of the subject property.
- If you wish to appeal a Decision of the Committee, you must file your written request for a decision with the Deputy Secretary-Treasurer.
- Be advised that the appeal body may dismiss an appeal of the minor variance Decision if the person or public body that filed the appeal did not make a submission to the Committee of Adjustment prior to the Decision having been made.

CONTACT

Jakob Cockerill, Application Technician
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TO VIEW THE FULL SET OF PLANS ONLINE, and all other information, please use the **APPLICATION INFORMATION CENTRE** found at **www.toronto.ca/aic**.



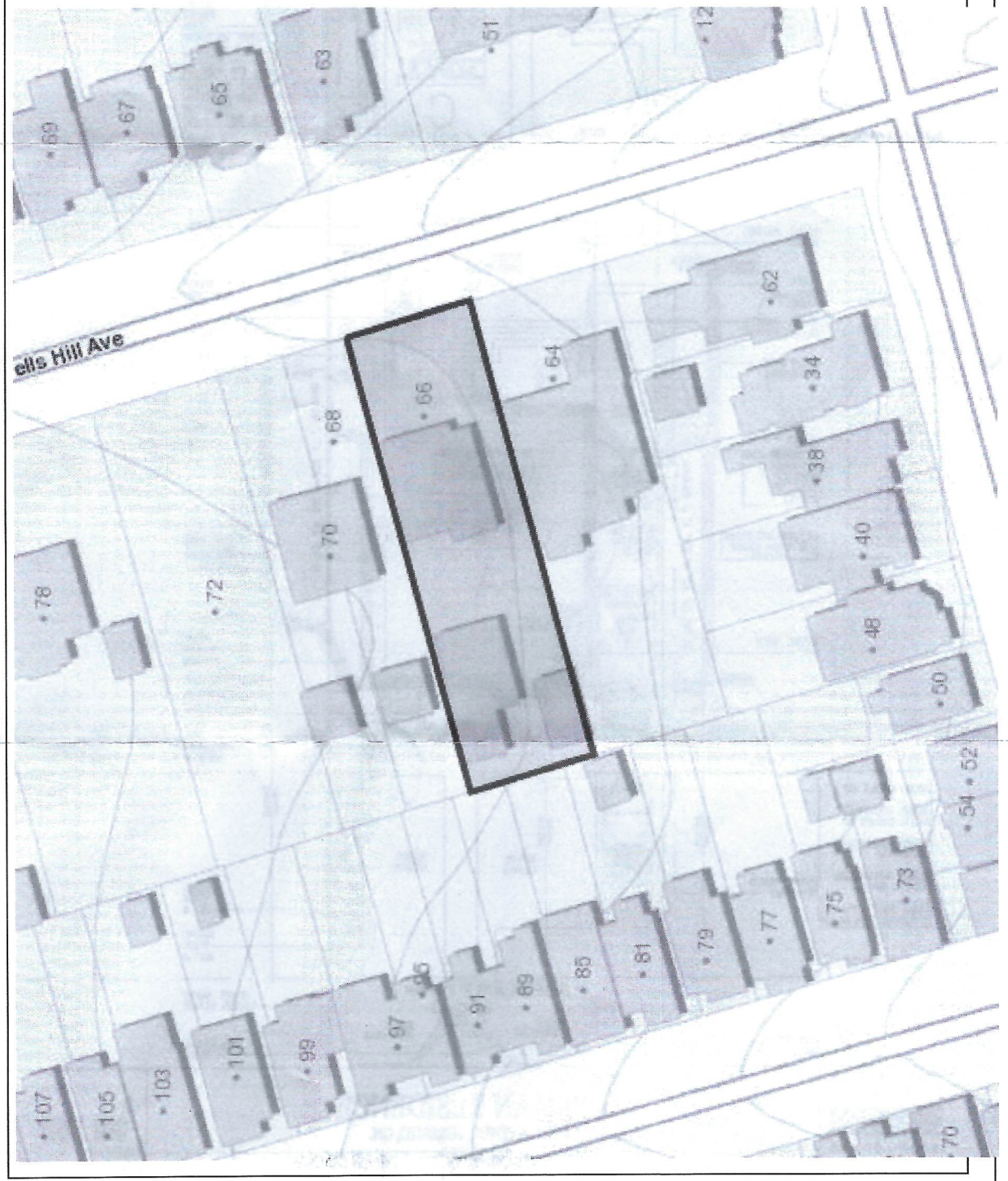
ADELMAN RESIDENCE
66 WELLS HILL AVENUE, TORONTO, ON.

TITLE:
SITE PLAN
DESIGN DRAWINGS REVISED FOR CofA

#6 FEB. 28 / 20 DGS
 #7 FEB. 10 / 20 PB
 REVISIONS:
 SCALE: 1/16"=1'-0"
 DWG. NO.: A1

66 WELLS HILL AVE

A0213/20TEY



Case Manager

Jakob Cockerill

Jakob.Cockerill@toronto.ca