

File Copy

Mailed on/before: Sunday, June 14, 2015

**PUBLIC HEARING NOTICE**  
**MINOR VARIANCE/PERMISSION**  
**(Section 45 of the Planning Act)****MEETING DATE AND TIME:** Wednesday, June 24, 2015 at 1:30 p.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0416/15TEY	Zoning	R(d0.6) & R2 Z0.6 (PPR)
Owner(s):	GABRIEL MARTIN ALISON WILLIAMS	Ward:	Trinity-Spadina (19)
Agent:	GABRIEL MARTIN		
Property Address:	<b>289 MANNING AVE</b>	Community:	Toronto
Legal Description:	PLAN D152 PT LOT 30		

**PURPOSE OF THE APPLICATION:**

To construct a rear two-storey addition. To demolish a detached garage/ancillary building at the rear of the lot; and, to replace the detached garage/ancillary building with a parking pad.

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

- 1. Chapter 10.10.40.40.(1) (A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (93.84 m<sup>2</sup>).  
The floor space index will be 0.84 times the area of the lot 132.10 m<sup>2</sup>.
- 2. Chapter 10.10.40.30.(1) (B), By-law 569-2013**  
The maximum permitted building depth for a townhouse is 14.0 m.  
The townhouse depth will be 20.22 m.
- 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 (93.84 m<sup>2</sup>).  
The residential gross floor area of the building will be 0.84 times the area of the lot (132.10 m<sup>2</sup>).
- 2. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted building depth is 14.0 m.  
The building depth will be 20.22 m.
- 3. Section 6(3) Part II 3(II), By-law 438-86**

A building is required to have a minimum separation distance of 1.2 metres to the portion of the side wall of an adjacent building that contains openings.

In this case, the building, which includes a proposed opening on the first floor of the rear addition, is located 1.07 m from the adjacent building to the south.

**4. Section 6 (3) 3.C(1), By-law 438-86**

A row house is required to have a minimum side lot line setback of 0.45 m where the side wall contains no openings.

The side lot line setback will be 0.0 m on the north side where the side wall contains no openings.

**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 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**

Theresa Tumidajski, Application Technician

Tel. No.: 416-392-7334

Email: ttumida@toronto.ca