

Mailed on/before: Sunday, November 22, 2015

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

MEETING DATE AND TIME: Wednesday, December 2, 2015 at 1:30 p.m.

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

File Number:	A0964/15TEY	Zoning:	R (d1.0) & R4 Z1.0 (ZZC)
Owner(s):	BRUCE HOWARD HAWKINS DAVID ALEXANDER TAYLOR	Ward:	Trinity-Spadina (19)
Agent:	WILL HUDSON	Heritage:	Not Applicable
Property Address:	114 CLAREMONT ST	Community:	Toronto
Legal Description:	PLAN 75 BLK A PT LOT 9		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey rowhouse/townhouse by constructing a rear two-storey addition and a rear ground floor deck.

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

- 1. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted depth for a townhouse/rowhouse is 14.0 m.
The altered townhouse/rowhouse will have a building depth of 16.87 m, measured from the front ground floor bay structure to the rear ground floor main wall.
- 2. Chapter 10.10.40.80.(1)(A), By-law 569-2013**
The minimum required distance between main walls for a townhouse/rowhouse is 2.0 m where there are no openings to the dwelling units in those main walls.
The distance between the main walls will be 1.67 m on the north side and 0.0 m on the south side.
- 1. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m, where the side wall contains no openings.
The altered townhouse/rowhouse will be located 0.0 m from the south side lot line, where the side wall contains no openings.
- 2. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered townhouse/rowhouse will have a building depth of 17.28 m, measured from the front ground floor bay structure to the rear of the second floor bay structure.

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

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