

Mailed on/before: Sunday, December 27, 2015

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

MEETING DATE AND TIME: Wednesday, January 6, 2016 at 9:30 a.m.

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

File Number:	A0995/15TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (Waiver)
Owner(s):	SARI FERN FRIEDLAND MANSELL ALLEN JAMES	Ward:	Trinity-Spadina (19)
Agent:	MARIA DENEGRI	Heritage:	Not Applicable
Property Address:	50 GIVINS ST	Community:	Toronto
Legal Description:	PLAN 194 PT LOT 16 PT LOT 17 RP632138 PART 6		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey rowhouse by extending the rear third floor dormer and constructing a rear third floor deck.

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

- 1. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves are permitted to project a maximum of 0.9 m provided they are no closer than 0.3 m to a lot line.
In this case, the roof eaves will be located 0.12 m from the south lot line.
- 2. Chapter 10.10.40.80.(1), By-law 569-2013**
The minimum required distance between main walls for a townhouse is 2.0 m where there are no openings to dwelling units in those main walls.
In this case, the main wall of the altered dwelling will be located 1.2 m from the adjacent building at 52 Givens Street.
- 1. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a semi-detached or row house dwelling is 0.45 m where the side wall contains no openings.
The rear third floor deck will be located 0.05 m from the south lot line and the third floor addition will be located 0.12 m from the south lot line.
- 2. Section 6(3) Part II 3(i), By-law 438-86**

The minimum required side lot line setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.

The third floor addition of the altered dwelling will be setback 0.45 m from the adjacent building at 52 Givens Street.

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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