

Mailed on/before: Saturday, February 27, 2016

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

MEETING DATE AND TIME: Tuesday, March 8, 2016 at 3:30 p.m.

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

File Number:	A1222/15TEY	Zoning	R(d0.6)(x729) & R2 Z0.6 (ZZC)
Owner(s):	RICHARD JOHN GALEZOWSKI MARGARET SUSAN BENNESEN	Ward:	Trinity-Spadina (19)
Agent:	MARGARET SUSAN BENNESEN	Heritage:	Not Applicable
Property Address:	124 HARRISON ST	Community:	Toronto
Legal Description:	PLAN 1114 LOT 1		

PURPOSE OF THE APPLICATION:

To construct a new three-storey townhouse/rowhouse with a front porch, rear basement walkout and a rear third floor deck.

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

- Chapter 10.10.40.1.(4)(A), By-law 569-2013**
The minimum required width of a dwelling unit in a townhouse is 5.0 m.
The width of the dwelling unit in the new townhouse will be 4.857 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a townhouse is 0.6 times the area of the lot (68.4 m²).
The new townhouse will have a floor space index equal to 1.43 times the area of the lot (163.68 m²).
- Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 1.17 m.
The new townhouse will be located 0.0 m from the south front lot line.
- Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The new townhouse will be located 0.0 m from the west side lot line.

5. **Chapter 10.10.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the front exterior main walls will be 8.5 m and the height of the rear exterior main walls will be 10.0 m.
6. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a rowhouse is 0.6 times the area of the lot (68.4 m²).
The new rowhouse will have a gross floor area equal to 1.43 times the area of the lot (163.68 m²).
2. **Section 6(3) Part II 2 (II), By-law 438-86**
The minimum required front yard setback of a building on an inside lot is 1.17 m.
The new townhouse will be located 0.61 m from the south front lot line.
3. **Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a rowhouse is 0.45 m where the side wall contains no openings.
The new rowhouse will be located 0.0 m from the west side lot line.
4. **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 townhouse will be located 0.8 m from the side wall of the west adjacent building.

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 4:00 PM, THURSDAY, MARCH 3, 2016.

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

Jason Bragg, Application Technician

Tel. No.: 416-392-0097

Email: jbragg2@toronto.ca