

Mailed on/before: Sunday, July 3, 2016

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

MEETING DATE AND TIME: Wednesday, July 13, 2016 at 2:30 p.m.

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

File Number:	A0340/16TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	GREGORY PAUL COLUCCIO	Ward:	Trinity-Spadina (19)
Agent:	GREGORY PAUL COLUCCIO	Heritage:	Not Applicable
Property Address:	27 MANSFIELD AVE	Community:	Toronto
Legal Description:	PLAN 618 PT LOTS 5 & 6		

PURPOSE OF THE APPLICATION:

To alter the two-storey townhouse/rowhouse by converting the attic into habitable space, constructing a rear third floor dormer addition, and constructing a rear third floor deck.

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

- 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 (53.67 m²).
The altered townhouse will have a floor space index equal to 1.74 times the area of the lot (155.68 m²).
- Chapter 10.10.40.10.(1), By-law 569-2013**
The maximum permitted building height is 10.0 m.
The altered townhouse will have a height of 10.60 m.
- Chapter 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an exterior alteration to a building to accommodate a secondary suite does not alter a main wall or roof that faces a street.
The addition to the building will alter a main wall that faces the flanking street.
- 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 (53.67 m²).
The altered rowhouse will have a gross floor area equal to 1.74 times the area of the lot (155.68 m²).
- Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10.0 m.
The altered rowhouse will have a height of 10.6 m.
- Section 6(2) 1(iii)(A), By-law 438-86**
A converted dwelling is permitted on a corner lot, provided there is no exterior alteration or addition to the side of the house facing the flanking street.
In this case, the addition will alter the side of the house facing the flanking street.

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, JULY 7, 2016.

TO VIEW PLANS ONLINE please use the **Application Information Centre** found at www.toronto.ca/aic

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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