

Mailed on/before: Sunday, November 12, 2017

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

MEETING DATE AND TIME: Wednesday, November 22, 2017 at 2:30 p.m.

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

File Number:	A0824/17TEY	Zoning	CR 2.5 (c2.0; r1.5)SS2(x1782) & CR T2.5 C2.0 R1.5 (ZPR)
Owner(s):	JUNCTION INVESTMENTS INC	Ward:	Trinity-Spadina (19)
Agent:	EDWARD LEE	Heritage:	Not Applicable
Property Address:	64 OSSINGTON AVE	Community:	Toronto
Legal Description:	PLAN 404 LOTS 5 & 6		

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing three-storey fitness club.

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

- 1. Chapter 200.5.10.1.(1), By-law 569-2013**
The minimum required number of parking spaces for the Recreation Use is 7.
The fitness club will have 0 parking spaces.
- 2. Chapter 200.15.10.(1), By-law 569-2013**
The required minimum number of accessible parking spaces is 1 of the 7 parking spaces required.
In this case, 0 accessible parking spaces will be provided.
- 3. Chapter 40.10.20.100.(1)(A), By-law 569-2013**
A Recreation Use is a permitted use provided that the total interior floor area of all Recreation Uses is 400 m².
In this case, the total floor area of all Recreation Uses on the lot will be 755.5 m².
- 1. Section 12(2)346, By-law 438-86**
The maximum permitted non-residential gross floor area used for the purpose of a fitness club is 225.0 m².
In this case, the non-residential gross floor area used for the purposes of a fitness club will be 825.0 m².
- 2. Section 12(2)346, By-law 438-86**
Use for a fitness club is limited to the ground floor only.
In this case, the fitness club will be located on the ground, second and third floors.

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS with your name and address clearly indicated TO THE CASE MANAGER NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 4:00 P.M, THURSDAY, NOVEMBER 16, 2017. All submissions will become part of the public record.

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

Application plans and other related materials are available to be viewed **online** by visiting the Application Information Centre at www.toronto.ca/aic

If you are not able to view plans online, copies of application submissions can be obtained, **in person**, by attending the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. Service fees may apply.

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, 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: Theresa.Tumidajski@toronto.ca