

Mailed on/before: Thursday, May 11, 2017

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

MEETING DATE AND TIME: Tuesday, May 30, 2017 at 1:30 p.m.

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

File Number:	A0093/17TEY	Zoning	R (d0.6)(x322) & R2 Z0.6 (BLD)
Owner(s):	HAZEL DE MELLO	Ward:	Toronto-Danforth (29)
Agent:	JASON BRANDER	Heritage:	Not Applicable
Property Address:	16 FIELDING AVE	Community:	Toronto
Legal Description:	PLAN E417 PT LOTS 92 & 93		

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by partially enclosing the front porch.

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

Chapter 10.5.40.70.(1)(B), By-law 569-2013

In the Residential Zone category, if a lot is between two abutting lots in the Residential Zone category, each with a building fronting on the same street and those buildings are both, in whole or in part, 15 m or less from the subject lot, the required minimum front yard setback is the average of the front yard setbacks of those buildings on the abutting lots. The minimum required front yard setback is 5.7 m. In this case, the altered semi-detached dwelling will be located 3.65 m from the south front lot line.

Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index of a semi-detached dwelling is 0.6 times the area of the lot (90.6 m²).

The altered semi-detached dwelling will have a floor space index equal to 0.72 times the area of the lot (108.8 m²).

PLEASE EMAIL OR MAIL YOUR WRITTEN COMMENTS with your name and address clearly indicated TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 3:00 PM, MAY 25, 2017.
All submissions 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 to the Ontario Municipal Board, you must file your written request for a decision with the Deputy Secretary-Treasurer.

CONTACT

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