

**Mailed on/before:** Wednesday, January 31, 2018

**PUBLIC HEARING NOTICE**  
**CONSENT**  
**(Section 53 of the Planning Act)**

**MEETING DATE AND TIME:** Wednesday, February 14, 2018 at 4:00 p.m.

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

File Number:	B0103/17TEY	Zoning	RS (f10.5; a325; d0.75) & R2A (ZZC)
Owner(s):	2589060 ONTARIO INC	Ward:	Toronto-Danforth (29)
Agent:	LEMCAD CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>502 &amp; 504 MORTIMER AVE</b>	Community:	East York
Legal Description:	PLAN 1722 PT BLK A		

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into three residential lots.

**Conveyed – Parts 2 & 3, Draft R-Plan**

**Address to be assigned**

The lot frontage is 6.6 m and the lot area is 243.0 m<sup>2</sup>.

A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A1128/17TEY.

**Retained – Part 1, Draft R-Plan**

**Address to be assigned**

The lot frontage is 6.6 m and the lot area is 241.42 m<sup>2</sup>.

A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A1129/17TEY.

**Retained – Part 4, Draft R-Plan**

**Address to be assigned**

The lot frontage is 6.6 m and the lot area is 245.45 m<sup>2</sup>.

A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A1130/17TEY.

**File Numbers B0103/17TEY, A1128/17TEY, A1129/17TEY & A1130/17TEY are considered jointly.**

**PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS *WITH YOUR NAME AND***

**ADDRESS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 4:00 PM, THURSDAY, FEBRUARY 8, 2018.**

**THE COMMITTEE OF ADJUSTMENT & CONSENTS**

The Committee of Adjustment has the authority to grant consent to sever land and for other related property transactions. To approve a consent request, the Committee of Adjustment must have considered the provisions of section 51(24) of *The Planning Act* and be satisfied that a plan of subdivision is not necessary.

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](http://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.
- Be advised that the appeal body may dismiss an appeal of the consent Decision if the person or public body that filed the appeal did not make a submission to the Committee of Adjustment prior to the Decision having been made.

**CONTACT**

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