

Mailed on/before: Sunday, January 12, 2014

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

MEETING DATE AND TIME: Wednesday, January 22, 2014 at 3:00 p.m.

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

File Number:	A0922/13TEY	Zoning	R2 Z0.6 (ZZC)
Owner(s):	DANIEL HARTRELL	Ward:	Trinity-Spadina (19)
Agent:	DANIEL HARTRELL		
Property Address:	296 CRAWFORD ST	Community:	Toronto
Legal Description:	PLAN 399 BLK H PT LOT 49		

PURPOSE OF THE APPLICATION:

To legalize and to maintain the basement dwelling unit in the converted row house. Also to construct a rear second floor addition with deck above, and a rear third floor addition.

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

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (114.55 m²).
The altered dwelling will have a residential gross floor area equal to 1.60 times the area of the lot (304.91 m²).
- 2. Section 4(4)(b), By-law 438-86**
A minimum of two parking spaces shall be provided on-site.
In this case, only one parking space will be provided on-site.
- 3. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a row house is 14.0 m.
The converted row house will have a depth of 21.03 m.
- 4. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a row house dwelling is 0.45 m where the side wall contains no openings.
The converted row house will be located 0 m from the south side lot line.
- 5. Section 6(3) Part II 3(i), By-law 438-86**

The minimum required side lot line setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.

The converted dwelling will be setback 0 m from the side wall of the adjacent building to the north at 298 Crawford Street.

6. Section 2(1), By-law 438-86

A maximum of two dwelling units are permitted within a converted row house.
The converted row house contains three dwelling units.

7. Section 6(2), 1.iii, By-law 438-86

Only one addition is permitted to be constructed either at the time of conversion or thereafter.
In this case, a rear second floor, and rear third floor addition will be constructed.

8. Section 6(2), 1.iii, By-law 438-86

The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (28.63 m²).

The rear additions will have an area equal to 0.19 times the area of the lot (36.31 m²).

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, depositions 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 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

Greg Whitfield, Application Technician

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