

Mailed on/before: Sunday, December 29, 2013

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

MEETING DATE AND TIME: Wednesday, January 8, 2014 at 3:30 p.m.

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

File Number:	A0762/13TEY & A0763/13TEY	Zoning	RD(f12.0, d0.6)(x(1430) & R1 Z0.6 (Waiver)
Owner(s):	NICOLE ELIZABETH HANNAN CHRISTIAN BENEDICT MCKENNA	Ward:	Toronto Centre-Rosedale (27)
Agent:	FRANK FALCONE		
Property Address:	139 GLENROSE AVE (PARTS 1 & 2)	Community:	Toronto
Legal Description:	PLAN 719 LOT 249		

FILE NO. A0762/13TEY (CONVEYED LOT- PART 1)

PURPOSE OF THE APPLICATION:

To construct a new three-storey single family detached dwelling.

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

- Chapter 10.20.40.10(4)(A), By-law 569-2013**
The maximum permitted building height is 7.2 m.
The new three-storey dwelling will have a height of 9.815 m.
- Chapter 10.20.40.10(4)(C), By-law 569-2013**
A maximum of two storeys is permitted.
The new dwelling will be three storeys.
- Chapter 10.20.40.40(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (197.35 m²).
The new three-storey dwelling will have a floor space index equal to 0.71 times the area of the lot (233.59 m²).
- Chapter 10.20.40.50(1)(A), By-law 569-2013**
The maximum permitted number of platforms located at or above the second floor on the rear wall of a detached dwelling is one (1).
The new dwelling will have a platform on the second and third floors at the rear of the dwelling.

5. **Chapter 10.20.30.20(1)(A), By-law 569-2013**
The minimum required frontage of a residential lot is 12.0 m.
The new lot will have a frontage of 7.59 m.
6. **Chapter 10.20.40.70(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new dwelling will be setback 0.91 m from the east side lot line.
7. **Chapter 200.5.10.1(1), By-law 569-2013**
A minimum of one (1) parking space is required on a lot for a detached house.
There will be no parking spaces provided on the lot.
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 (197.35 m²).
The new three-storey dwelling will have a residential gross floor area equal to 0.71 times the area of the lot (233.59 m²).
2. **Section 6(3) Part VII 1(I), By-law 438-86**
The minimum required frontage of a residential lot is 12.0 m.
The new lot will have a frontage of 7.59 m.

FILE NO. A0763/13TEY (RETAINED LOT- PART 2)

PURPOSE OF THE APPLICATION:

To construct a new three-storey single family detached dwelling.

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

1. **Chapter 10.20.30.20(1)(A), By-law 569-2013**
The minimum required frontage of a residential lot is 12.0 m.
The new lot will have a lot frontage of 7.60 m.
2. **Chapter 10.20.40.10(4)(A), By-law 569-2013**
The maximum permitted building height is 7.2 m.
The new three-storey dwelling will have a height of 10.055 m.
3. **Chapter 10.20.40.10(4)(C), By-law 569-2013**
A maximum of two storeys is permitted.
The new dwelling will be three storeys.
4. **Chapter 10.20.40.40(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (197.22 m²).
The new three-storey dwelling will have a floor space index equal to 0.716 times the area of the lot (235.34 m²).
5. **Chapter 10.20.40.50(1)(A), By-law 569-2013**
The maximum permitted number of platforms located at or above the second floor on the rear wall of a detached dwelling is one (1).
The new dwelling will have two (2) platforms at the rear of the dwelling.
6. **Chapter 10.20.40.70(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new dwelling will be setback 0.91 m from the west side lot line.

7. Chapter 200.5.10.1(1), By-law 569-2013

A minimum of one (1) parking space is required on a lot for a detached house.
There will be no parking spaces provided on the lot.

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 (197.22 m²).
The new three-storey dwelling will have a residential gross floor area equal to 0.716 times the area of the lot (235.34 m²).

2. Section 6(3) Part VII 1(I), By-law 438-86

The minimum required frontage of a residential lot is 12.0 m.
The new lot will have a lot frontage of 7.60 m.

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 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

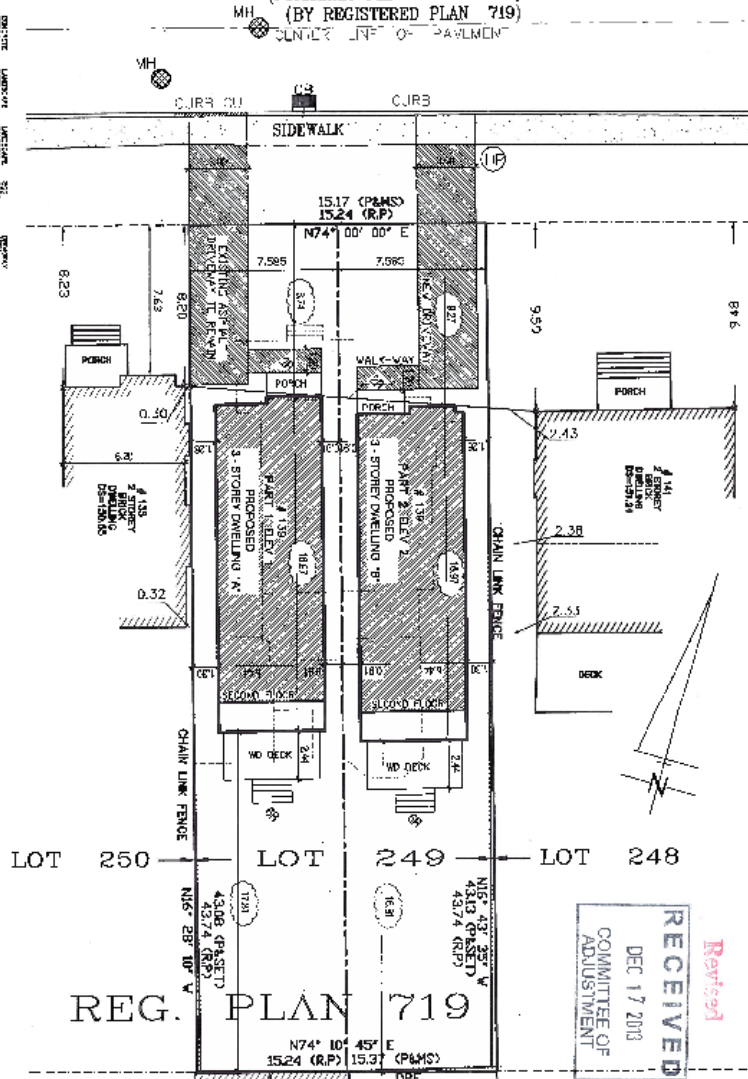
- The Committee will announce its decision on the application at the Public Hearing.
- To receive a copy of the Decision, fill out the Decision Request Form at our office or at the Public Hearing or write a letter requesting a copy of the Decision and send it to our office.
- If you wish to appeal a 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
Tel. No.: (416) 338-5913
Email: gwhitfi@toronto.ca

GLENROSE AVENUE

(FORMERLY PLEASANT AVENUE)
(BY REGISTERED PLAN 719)



RECEIVED
DEC 17 2013
COMMITTEE OF ADJUSTMENT

REG. PLAN 719

TOPOGRAPHIC SURVEY OF
LOT 249 - PART 1
REGISTERED PLAN 719
CITY OF TORONTO
(FORMERLY THE CITY OF TORONTO)

SCALE = 1 : 213

MITSCHKE & AZIZ INC., O.L.S.
MITSCHKE & AZIZ INC. 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5

LEGEND:
DOTTED LINE: EXISTING ELEVATION
DASHED LINE: FINISHED FLOOR ELEVATION
SOLID LINE: FINISHED FLOOR ELEVATION
DOTTED LINE: EXISTING ELEVATION
DASHED LINE: FINISHED FLOOR ELEVATION
SOLID LINE: FINISHED FLOOR ELEVATION

NOTE: BOUNDARY MARKERS ARE TAKEN FROM THE ORIGINAL SURVEY AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE SURVEY WAS COMPLETED ON 25th DAY OF MARCH 2013.

A. ARNOLD
ONTARIO LAND SURVEYOR

INOVA design
MITSCHKE & AZIZ INC.
139 GLENROSE AVENUE - PT 1

FRONT YARD SOFT LANDSCAPING STATISTICS

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ZONING REGULATIONS

PROVIDES	RECORDS (LOT 249 - PT 1)	PROPOSED (LOT 249 - PT 1)
LOT AREA	15.00 (30'-0")	15.00 (30'-0")
FRONT STREET WIDTH	30.00 (19.21' MIN. (2121.8' ST.) TO 22.93' MAX. (2114' ST.))	30.00 (30'-0")
MIN. FRONT YARD SETBACK	0.9M (2'-11")	0.9M (2'-11")
MIN. SIDE YARD SETBACK	0.9M (2'-11")	0.9M (2'-11")
MIN. REAR YARD SETBACK	0.9M (2'-11")	0.9M (2'-11")
DWELLING HEIGHT	N/A	N/A

DWELLING AREA CALCULATIONS

EXISTING DWELLING AREA	43.74 (957.4 SQ. FT.)
PROPOSED DWELLING AREA	43.74 (957.4 SQ. FT.)
TOTAL LOT COVERAGE	100.00%