

File Copy

**Mailed on/before:** Sunday, February 24, 2013

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

**MEETING DATE AND TIME:** Wednesday, March 6, 2013 at 2:00 p.m.

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

File Number:	A0044/13TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	LUCIAM MACEDO GORGE MACEDO	Ward:	Trinity-Spadina (19)
Agent:	AMBENT DESIGNS PER:VICTOR HIPOLITO		
Property Address:	<b>171 GRACE ST</b>	Community:	Toronto
Legal Description:	PLAN 1190 PT LOT 6 PT LOT 7		

**PURPOSE OF THE APPLICATION:**

To an existing three-storey semi-detached converted house (four dwelling units) construct a front verandah .  
Also, construct a roof over the existing rear third storey deck.

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

- 1. Section 6(3) Part II 2(1), By-law 438-86**  
The minimum required front lot line setback is 4.295 m.  
The front lot line setback of the altered converted house is 1.96 m.
- 2. Section 6(3) Part II 3(1), By-law 438-86**  
A building is to be located a minimum distance of 0.90 m from the side wall of an adjacent building that contains no openings.  
The altered dwelling is located 0.0 m from the adjacent building on the north side (175 Grace Street).
- 3. Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted depth of a building is 17.0 m.  
The depth of the altered converted house is 20.0 m.
- 4. Section 6(2) 1(iii) A, By-law 438-86**  
At the time a dwelling is altered to become a converted house a maximum of one addition at the time of conversion is permitted.

The current proposal does not comply. **Note:** See previous Committee of Adjustment decisions as follows: A0856-76 TEY, A0393-91 TEY, A0696/11TEY all of which are available for viewing at the Committee of Adjustment office located at City Hall.

## **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. Plans filed with the application **will not be 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.

**For more information please telephone our office.** Call **Theresa Tumidajski, (416) 392-7334**, Office of the Committee of Adjustment, Toronto City Hall, Toronto, ON, M5H 2N2.

Anita M. MacLeod  
Manager & Deputy Secretary Treasurer  
Toronto and East York Panel