

File Copy

Mailed on/before: Sunday, February 10, 2013

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

MEETING DATE AND TIME: Wednesday, February 20, 2013 at 3:00 p.m.

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

File Number:	A0002/13TEY	Zoning	MCR T2.5 C1.0 R2.0 (PPR)
Owner(s):	AROUNNA KHOUNNORAJ JOHN ANDREW BOOTH	Ward:	Trinity-Spadina (19)
Agent:	CHRISTINE HO PING KONG		
Property Address:	798 DUNDAS ST W	Community:	Toronto
Legal Description:	PLAN 74 PT LOT 93		

PURPOSE OF THE APPLICATION:

Maintain the existing retail store and dwelling unit. Construct multiple additions and interior alterations. Partially convert commercial floor area to live/work residential. Construct an addition to link the building to the existing garage. Construct a second floor residential addition to the altered garage.

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

- Section 8(3) Part II 4(A), By-law 438-86**
The minimum required setback distance of a building zoned MCR from a residential or park district is 7.5 m.
The altered building is set back 4.25 m from a lot in an R district.
- Section 4(14)(a)(iii), By-law 438-86**
A building zoned MCR is required to be a minimum distance of 3.5 m from the original centre line of a public lane where the lot abutting the public lane is in an R District.
In this case, the building zoned MCR will be 2.2 m from the original centre line of a public lane where the lot abutting the public lane is in an R district.

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