

Mailed on/before: Wednesday, March 27, 2013

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

MEETING DATE AND TIME: Wednesday, April 10, 2013 at 3:30 p.m.

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

File Number:	B0002/13TEY	Zoning	R3 Z1.0 (Waiver)
Owner(s):	JAMES ALBERTO OH	Ward:	Trinity-Spadina (19)
Agent:	JOSEPH MAZZITELLI		
Property Address:	146 STRACHAN AVE	Community:	Toronto
Legal Description:	ORD RES PT LOT 21		

THE CONSENT REQUESTED:

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

Retained - Part 1

146 Strachan Avenue

The frontage is 7.26 m and the lot area is 151.50 m². The existing one-storey row house will be altered, requiring variances to the Zoning By-law, as outlined in Application Number A0020/13TEY.

Conveyed - Part 2

Address to be assigned (Massey Street)

The frontage is 7.32 m and the lot area is 152.13 m². A new three-storey detached dwelling will be constructed, requiring variances to the Zoning By-law, as outlined in Application Number A0021/13TEY.

Files B0002/13TEY, A0020/13TEY, & A0021/13TEY are considered jointly.

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 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.
- Be advised that the Ontario Municipal Board 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.

For more information please telephone our office. Call **Kevin Friedrich, (416) 392-0097**, 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