

## **PUBLIC HEARING NOTICE**

### **MINOR VARIANCE/PERMISSION**

#### **(Section 45 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:	A0021/13TEY	Zoning:	R3 Z1.0 (Waiver)
Owner(s):	JAMES ALBERTO OH	Ward:	Trinity-Spadina (19)
Agent:	JOSEPH MAZZITELLI		
Property Address:	<b>146 STRACHAN AVE</b> <b>(PART 2)</b>	Community:	Toronto
Legal Description:	ORD RES PT LOT 21		

#### **PURPOSE OF THE APPLICATION:**

To construct a new three-storey detached dwelling with an integral single car garage. Note: The new dwelling will front on to Massey Street.

#### **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 1.0 times the area of the lot (152.13 m<sup>2</sup>).  
The new three-storey dwelling will have a gross floor area equal to 1.42 times the area of the lot (216.08 m<sup>2</sup>).
- 2. Section 6(3) Part II 3.B.(I), By-law 438-86**  
The minimum required side yard setback is 0.45 m for the portion of a building not exceeding 17.0 m in depth, where the side walls contain no openings.  
The new dwelling will be located 0.15 m from the south side lot line.
- 3. Section 6(3) Part II 3.(i), By-law 438-86**  
The minimum required setback from the portion of the side wall of an adjacent building that does not contain openings is 0.9 m.  
The new dwelling will be located 0.15 m from the side wall of the adjacent building to the south (77 Massey Street).
- 4. Section 6(3) Part II 3.(ii), By-law 438-86**  
The minimum required setback from the portion of the side wall of an adjacent building that contains openings is 1.2 m.  
The new dwelling will be located 0.55 m from the portion of the side wall that contains openings on the adjacent building to the south (77 Massey Street) and 1.1 m from the portion of the side wall that contains openings on the adjacent building to the north (81 Massey Street).
- 5. Section 6(3) Part II 4., By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
The new dwelling will be located 6.82 m from the new rear west lot line.

**6. Section 6(3) Part IV 3.(i), By-law 438-86**

An integral garage is not permitted in a building on a lot having a frontage less than 7.62 m if vehicle access to the garage is located in a wall facing the front lot line.

The lot frontage is 7.32 m and the new dwelling will have an integral garage with vehicle access located in a wall facing the front lot line.

**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 **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