

**Mailed on/before:** Wednesday, March 27, 2013

**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:	A0020/13TEY	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 1)</b>	Community:	Toronto
Legal Description:	ORD RES PT LOT 21		

**PURPOSE OF THE APPLICATION:**

To alter the existing one-storey row house by constructing a complete second storey addition, a complete third storey addition, two front porches, a front basement walkout, front bay windows, and a rear deck. Also, to convert the dwelling into two units.

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

**1. Section 6(2) 1.(iii), By-law 438-86**

The maximum permitted gross floor area of an addition to a converted house is 0.15 times the area of the lot (22.72 m<sup>2</sup>).

The second and third storey additions will have a gross floor area equal to 0.79 times the area of the lot (120 m<sup>2</sup>).

**2. Section 6(2) 1.(v), By-law 438-86**

An addition to a converted house is permitted provided there is no substantial change in the appearance of the dwelling as the result of the conversion.

The second storey addition, third storey addition, and front entrances are considered a substantial change in the appearance of the dwelling.

**3. Section 6(2) 1.(vi), By-law 438-86**

A converted house is permitted to contain two dwelling units provided the gross floor area of the dwelling unit to be created, including any floor area below grade, is less than the gross floor area of the remaining dwelling unit.

The dwelling unit to be created will have a gross floor area that exceeds the gross floor of the remaining dwelling unit by 12.0 m<sup>2</sup>.

- 4. 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 (151.50 m<sup>2</sup>).  
The altered dwelling will have a gross floor area equal to 1.89 times the area of the lot (286.52 m<sup>2</sup>).
- 5. Section 6(3) Part II 2.(ii), By-law 438-86**  
The minimum required front yard setback is 0.21 m.  
The altered dwelling will be located 0 m from the east front lot line, measured to the new bay windows.
- 6. 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 second and third storey additions will be constructed in line with the walls of the existing building and will be located 0 m from the side wall of the adjacent building to the south (144 Strachan Avenue).
- 7. 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 second and third storey additions will be constructed in line with the walls of the existing building and will be located 1.04 m from the portion of side wall of the adjacent building to the north that contains openings (148 Strachan Avenue).
- 8. Section 6(3) Part II 3.F.(I) 1) a), By-law 438-86**  
The minimum required side yard setback is 0.45 m, where the side walls contain no openings.  
The second and third storey additions will be constructed in line with the walls of the existing building and will be located 0 m from the south side lot line and 0 m from the north side lot line.
- 9. Section 6(3) Part II 4., By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
The dwelling will be located 5.75 m from the new rear west lot line.
- 10. Section 6(3) Part II 5.(I), By-law 438-86**  
The maximum permitted building depth is 14.0 m.  
The altered dwelling will have a building depth of 15.09 m.
- 11. Section 6(3) Part III 1.(a), By-law 438-86**  
The minimum required landscaped open space is 30% of the lot area (45.45 m<sup>2</sup>).  
The proposed landscaped open space will equal 28.3% of the lot area (42.90 m<sup>2</sup>).
- 12. Section 6(3) Part III 3.(b), By-law 438-86**  
A minimum of 30% of the required front yard landscaped open space shall be in the form of soft landscaping (0.46 m<sup>2</sup>).  
0% of the required front yard landscaped open space will be in the form of soft landscaping (0 m<sup>2</sup>).
- 13. Section 4(4)(b), By-law 438-86**  
A minimum of 1 parking space shall be provided on the lot.  
A total of 0 parking spaces will be provided on the lot.

## 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