

File Copy

Mailed on/before: Sunday, March 31, 2013

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

MEETING DATE AND TIME: Wednesday, April 10, 2013 at 1:00 p.m.

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

File Number:	A0099/13TEY	Zoning	R4 Z1.0 (Waiver)
Owner(s):	2129139 ONTARIO INC	Ward:	Trinity-Spadina (19)
Agent:	MARK MCGROATRY		
Property Address:	259 DOVERCOURT RD	Community:	Toronto
Legal Description:	CON 1 FB PARK PT LOT 26		

PURPOSE OF THE APPLICATION:

To maintain the existing 2½ storey semi-detached dwelling fronting onto Dovercourt Road and to construct a two-storey pair of semi-detached dwellings and a two-storey detached dwelling on the rear portion of the lot.

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

- Section 4(11) (C), By-law 438-86**
A building cannot be located to the front of a residential building creating a condition of having a residential building to the rear of another building.
The existing semi-detached dwelling will be located in front of the proposed residential buildings to the rear.
- Section 6(3) Part III 3(A), By-law 438-86**
The minimum required front yard soft landscaping is 75% (22.46 m²).
The front yard soft landscaping is 25% (8.62 m²).
- Section 6(3) Part 1X Item 4, By-law 438-86**
The building will be located on a lot not capable of being conveyed in compliance with the Planning Act.

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