

File Copy

Mailed on/before: Sunday, April 28, 2013

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**MEETING DATE AND TIME:** Wednesday, May 8, 2013 at 2:00 p.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0185/13TEY	Zoning	R2 ZO.6 (PPR)
Owner(s):	NAZIK TAHRI	Ward:	Trinity-Spadina (19)
Agent:	MATHEW WILSON		
Property Address:	22 HENDERSON AVE	Community:	Toronto
Legal Description:	PLAN 43 PT PT LOT 21 BEING PT LOT 1 PLAN 356 BLK H		

PURPOSE OF THE APPLICATION:

To construct a third storey addition above the existing two-storey dwelling and to construct a two-storey addition to the east side. Also proposed are interior alterations to create three dwelling units.

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

- 1. Section 6(3) Part I I, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (97.62 m²).
The residential gross floor area is 1.7 times the area of the lot (179.38 m²).
- 2. Section 6(3) Part II 2(III), By-law 438-86**
A building is required to have a minimum required front lot line setback is 0.57 m.
The altered dwelling will have a front lot line setback is 0.3 m.
- 3. Section 6(3) Part II 3(1), By-law 438-86**
The minimum required side lot line setback is 0.9 m.
The altered dwelling will be setback 0.82 m from the side wall of the adjacent building located at the east side lot line (18 Henderson Avenue).
- 4. Section 6(3) Part II 3.F(1)(1)(A), By-law 438-86**
A converted house is required to have a minimum side lot line setback of 0.45 m where the side wall contains no openings.
In this case, the west side lot line setback of the altered dwelling is 0.0 m.
- 5. Section 4(4)(b), By-law 438-86**

Two onsite parking spaces are required.
Zero parking spaces are proposed.

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