

Mailed on/before: Sunday, January 12, 2014

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

MEETING DATE AND TIME: Wednesday, January 22, 2014 at 1:00 p.m.

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

File Number:	A0886/13TEY	Zoning	R4 Z1.0 (ZZC)
Owner(s):	JENNIFER ERIN WILLIAMS BJARNE J. A. PEDERSEN	Ward:	Trinity-Spadina (19)
Agent:	BJARNE J. A. PEDERSEN		
Property Address:	99 GORE VALE AVE	Community:	Toronto
Legal Description:	PLAN 758 PT LOTS 27 & 28		

PURPOSE OF THE APPLICATION:

To construct a rear second storey addition; a partial third floor addition; and a front third floor terrace.

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

- 1. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 6.46 m from the rear east lot line.
- 2. Section 6(3) Part II 3.E(I), By-law 438-86**
The minimum required setback of a detached dwelling from the side lot line is 0.45 m.
The altered dwelling will be setback 0.23 m from the north side lot line, and 0.22 m from the south side lot line.
- 3. 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 (164.50 m²).
The altered dwelling will have a residential gross floor area equal to 1.54 times the area of the lot (274.50 m²).
- 4. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10.0 m.
The altered dwelling will have a height of 10.79 m.

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. The standard fee will apply to any materials 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.

CONTACT

Greg Whitfield, Application Technician

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