

FILE COPY

Mailed on/before: Sunday, May 4, 2014

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**MEETING DATE AND TIME:** Wednesday, May 14, 2014 at 4:30 p.m.**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0956/13TEY	Zoning	R (d1.0)(x806) & R4 Z1.0 (ZZC)
Owner(s):	ANDREA DIXON DOUGLAS NICHOLSON	Ward:	Trinity-Spadina (19)
Agent:	GABRIEL FRASSON		
Property Address:	11 ANDREWS AVE	Community:	Toronto
Legal Description:	PLAN 1119 LOT 15 RP 63R2843 PART 23		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey row house/townhouse by constructing a rear second floor addition with a bay window and a rear third floor addition.

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

- Chapter 10.10.40.10 (2), By-law 569-2013**
The permitted maximum height of the rear exterior main walls is 7.5 m.
The rear exterior main walls of the altered row house/townhouse will have a height of 9.55 m.
- Chapter 10.10.40.30 (1), By-law 569-2013**
The permitted maximum depth is 14.0 m.
The altered row house/townhouse will have a depth of 14.67 m.
- Chapter 10.10.40.40 (1), By-law 569-2013**
The permitted maximum floor space index is 1.0 time the area of the lot (101.31 m²).
The altered row house/townhouse will have a floor space index equal to 1.55 times the area of the lot (157.10 m²).
- Section 6(3) PART I 1, By-law 438-86**

The maximum permitted gross floor area is 1.0 time the area of the lot (101.31 m²).
The altered row house/townhouse will have a floor space index equal to 1.55 times the area of the lot (157.10 m²).

2. Section 6(3) PART II 3.C (I), By-law 438-86

The minimum required side lot line setback is 0.45 m, where the side wall contains no openings.
The altered row house/townhouse will be located at a distance of 0 m from the east side lot line and 0 m from the west side lot line.

3. Section 6(3) PART II 5, By-law 438-86

The maximum permitted depth is 14.0 m.
The altered row house/townhouse will have a depth of 14.67 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

Pascal Doucet, Application Technician

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