

**Mailed on/before:** Sunday, August 10, 2014

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

**MEETING DATE AND TIME:** Wednesday, August 20, 2014 at 3:30 p.m.

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

File Number:	A0622/14TEY	Zoning	R(d0.6) & R2 Z0.6 (SR)
Owner(s):	LAURA LOFARO DAVID CHRISTIAN BURTSCHER	Ward:	Trinity-Spadina (19)
Agent:	DAVID CHRISTIAN BURTSCHER		
Property Address:	<b>1 HENDERSON AVE</b>	Community:	Toronto
Legal Description:	PLAN 356 PT BLK G		

**PURPOSE OF THE APPLICATION:**

To alter the two-storey semi-detached dwelling by converting the attic space into habitable space and constructing a rear two-storey addition and a rear third storey deck.

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

**1. Chapter 10.10.40.40 (1)(A), By-law 569-2013**

The permitted maximum floor space index is 0.6 times the area of the lot (88.86 m<sup>2</sup>).  
The altered semi-detached dwelling will have a floor space index equal to 1.65 times the area of the lot (245.55 m<sup>2</sup>).

**1. Section 6(3) Part I 1., By-law 438-86**

The maximum permitted gross floor area is 0.6 times the area of the lot (88.86 m<sup>2</sup>).  
The altered semi-detached dwelling will have a gross floor area equal to 1.65 times the area of the lot (245.55 m<sup>2</sup>).

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

A converted house is a permitted use provided there is no exterior alteration or addition to the house except, an addition to a part (other than the front wall) of the exterior either of the above mentioned buildings or structures, provided that the increase in gross floor area does not exceed 0.15 times the area of the lot (22.21 m<sup>2</sup>) and only one addition may be erected either at the time of conversion or thereafter.

The increase in gross floor area will be 0.58 times the area of the lot (86.34 m<sup>2</sup>), and more than one addition will be constructed.

## **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**

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