

Mailed on/before: Friday, January 9, 2009

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

MEETING DATE AND TIME: Wednesday, January 21, 2009 at 10:00 a.m.

LOCATION: Committee Room 1, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0061/09TEY	Zoning	R2 Z2.0 (PAL)
Owner(s):	DANIEL PANG	Ward:	Trinity-Spadina (20)
Agent:	NORMAN RIOPELLE		
Property Address:	22 WALMER RD	Community:	
Legal Description:	PL 376 LT17 CON 2 FB PT TWP LT24		

PURPOSE OF THE APPLICATION:

To erect a structure to enclose the existing parking garage entrance ramp that is located at front of the property.

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

1. Section 6(3) Part II 7(I), By-law 438-86

An accessory building or structure is required to have a minimum setback of 3.0 m from all lot lines. The accessory building or structure (parking ramp enclosure) will be in line with the existing setback of 0.0 m from the south side lot line.

2. Section 6(3) Part II 7(II)B, By-law 438-86

An accessory building or structure shall be located no closer to the front lot line than the distance at which the main building is located. The main building is located 10.74 m from the front lot line. The accessory building or structure (enclosure) will be built on the footprint of the existing ramp which is closer to the front lot line than the main building. The ramp is located 6.096 m from the front lot line.

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 appropriate for the development 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 **Candice Dela Cruz, (416) 338-5913**, 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



City Planning Division
Gary Wright, Acting, Chief Planner and Executive Director

Committee of Adjustment
100 Queen Street West
Toronto ON M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0560

Wednesday, January 21, 2009

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0061/09TEY	Zoning	R2 Z2.0 (PAL)
Owner(s):	DANIEL PANG	Ward:	Trinity-Spadina (20)
Agent:	NORMAN RIOPELLE	Community:	
Property Address:	22 WALMER RD		
Legal Description:	PL 376 LT17 CON 2 FB PT TWP LT24		

Notice was given and a Public Hearing was held on Wednesday, January 21, 2009, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To erect a structure to enclose the existing parking garage entrance ramp that is located at front of the property.

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

1. **Section 6(3) Part II 7(I), By-law 438-86**
An accessory building or structure is required to have a minimum setback of 3.0 m from all lot lines. The accessory building or structure (parking ramp enclosure) will be in line with the existing setback of 0.0 m from the south side lot line.
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IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number: A0061/09TEY
Owner(s): DANIEL PANG
Zoning: R2 Z2.0 (PAL)
Ward: Trinity-Spadina (20)
Agent: NORMAN RIOPELLE
Property Address: 22 WALMER RD
Legal Description: PL 376 LT17 CON 2 FB PT TWP LT24
Community:

Robert Brown

Gillian Burton

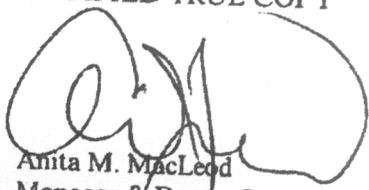
George Vasiliopoulos

Kay Gardner

DATE DECISION MAILED ON: Tuesday, January 27, 2009

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, February 10, 2009

CERTIFIED TRUE COPY



Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.