



City Planning Division  
Gregg Lintern, MCIP, RPP  
Acting Chief Planner and Executive Director

North York Civic Centre  
5100 Yonge Street  
Toronto, Ontario  
M2N 5V7  
Phone: (416)395-7100  
Fax: (416)395-7200

**Mailed on/before:** Friday, June 22, 2012

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

**MEETING DATE AND TIME:** Wednesday, July 4, 2012 at 12:30 p.m.

**LOCATION:** Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number:	A333/12NY	Zoning	R1B - ZC
Owner(s):	ARMEN KULIDJIAN	Ward:	Don Valley West (26)
Agent:	ANDREW COUSINS		
Property Address:	<b>3 HEATHBRIDGE PARK</b>	Community:	East York
Legal Description:	PL 3253 LT14		

**PURPOSE OF THE APPLICATION:**

The applicant is proposing to construct a circular driveway at front of the existing dwelling.

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

1. Proposed front yard landscaping of 45.8%  
WHEREAS a minimum of 60% is required.

**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.



City Planning Division  
Gregg Lintern, MCIP, RPP  
Acting Chief Planner and Executive Director

North York Civic Centre  
5100 Yonge Street  
Toronto, Ontario  
M2N 5V7  
Phone: (416)395-7000  
Fax: (416)395-7200

Mailed on/before: Friday, September 7, 2012

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

**MEETING DATE AND TIME:** Thursday, September 20, 2012 at 12:30 p.m.

**LOCATION:** Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number:	A333/12NY	Zoning	R1B - ZC
Owner(s):	ARMEN KULIDJIAN	Ward:	Don Valley West (26)
Agent:	ANDREW COUSINS		
Property Address:	<b>3 HEATHBRIDGE PARK</b>	Community:	East York
Legal Description:	PL 3253 LT14		

**PURPOSE OF THE APPLICATION:**

The applicant is proposing to construct a circular driveway at front of the existing dwelling.

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

1. Proposed front yard landscaping of 45.8%  
WHEREAS a minimum of 60% is required; and
2. Proposed front yard soft landscaping of 50.6%  
WHEREAS a minimum of 75% is required.

**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.