

Mailed on/before: Monday, May 8, 2017

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

MEETING DATE AND TIME: Thursday, May 18, 2017 at 3:00 p.m.

LOCATION: Council Chamber, York Civic Centre, 2700 Eglinton Av W, M6M 1V1

File Number:	A0367/17EYK	Zoning	RM & R2 (ZR)
Owner(s):	JAMES ALBERTO OH JUSTICE MANAGEMENT CORPORATION	Ward:	Parkdale-High Park (13)
Agent:	BENJAMIN GRUBNER	Heritage:	Not Applicable
Property Address:	112 GARDENVIEW CRES	Community:	
Legal Description:	PLAN 1459 PT BLK A		

PURPOSE OF THE APPLICATION:

To convert the existing attic into habitable space in order to accommodate an additional secondary suite for a total of three residential units.

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

- 1. Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot.
The altered dwelling will have a floor space index of 0.89 times the area of the lot.
- 2. Section 150.10.20.1.(2), By-law 569-2013**
Each dwelling may have a maximum of one secondary suite.
Section 3.4.1, By-law 1-83
One secondary suite is permitted in a detached house, the whole of which, prior to the introduction of the second suite has been erected for a period of not less than five years.
Section 150.10.20.1.(2), By-law 569-2013 and Section 3.4.1, By-law 1-83
A total of two secondary suites are proposed.
- 3. Section 200.5.10.1.(1), By-law 569-2013 and Section 3.2.1.D.1, By-law 1-83**
A minimum of 3 parking spaces are required.
A total of 2 parking spaces will be provided.

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, E-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

Application plans and other related materials are available to be viewed **online** by visiting the Application Information Centre at www.toronto.ca/aic

If you are not able to view plans online, copies of application submissions can be obtained, **in person**, by attending the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. Service fees may apply.

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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