

Mailed on/before: Sunday, April 24, 2016

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

MEETING DATE AND TIME: Wednesday, May 4, 2016 at 9:30 a.m.

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

File Number:	A0114/16TEY	Zoning	R(d0.6)(x735) & R2 Z0.6 (Waiver)
Owner(s):	ALICE CHRISTINE KAZMIEROWSKI	Ward:	Trinity-Spadina (19)
Agent:	MEAGAN SANDERSON	Heritage:	Not Applicable
Property Address:	458 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 574 BLK G PT LOT 324		

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing 2½-storey building that contains a dental office and four dwelling units.

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

REQUESTED PERMISSION UNDER SUBSECTION 45(2)(a)(i) & (ii) OF THE PLANNING ACT:

The property has lawful-nonconforming status under the *Planning Act*, as the dental office and dwelling building containing three dwelling units existed prior to the passing of the Zoning By-law, which does not permit the said use in a R zone and R2 zone. Any change of use, alterations or additions to the building requires the permission of the Committee of Adjustment under Chapter 10.10.20.10.(1), By-law 569-2013 and Section 6(1), By-law 438-86.

1. Chapter 10.5.80.10.(1), By-law 569-2013

A parking space may not be located in a side yard abutting a street.

In this case, the parking spaces will be located in the side yard abutting a street.

2. Chapter 200.5.1.10, By-law 569-2013

A parking space must have a minimum width of 2.6 m, plus 0.3 m for each side of the parking space where there is an obstruction.

In this case, three parking spaces will be 2.6 m in width and one parking space will be 2.28 m in width.

1. Section 4(4)(c)(ii), By-law 438-86

A parking space must have a minimum width of 2.6 m, plus 0.3 m for each side of the parking space where there is an obstruction.

In this case, three parking spaces will be 2.6 m in width and one parking space will be 2.28 m in width.

2. Section 6(2) 21(iv), By-law 438-86

No portion of a parking station shall be located closer to a residential building than 6.0 m and no closer to the parking station fence than 1.8 m.

In this case, the parking station will be located 0.0 m from a residential building and 0.0 m from the fence.

3. Section 6(2) 21(vi), By-law 438-86

No portion of a parking station shall be located closer than 6.0 m to the flank of a lot.

In this case, the parking station will be located 0.0 m from the flank of the lot.

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 4:00 PM, THURSDAY, APRIL 28, 2016.

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

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

Sylvia Mullaste, Senior Planner, Committee of Adjustment

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