

**Mailed on/before:** Thursday, April 14, 2011

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

**MEETING DATE AND TIME:** Wednesday, May 4, 2011 at 3:00 p.m.

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

File Number:	A0609/10TEY	Zoning	R2 Z0.6 (PAL)
Owner(s):	BERNARD FLEET	Ward:	Trinity-Spadina (20)
Agent:	BERNARD FLEET		
Property Address:	<b>11 OLIVE AVE</b>	Community:	Toronto
Legal Description:	PLAN 807 PT LOT 43		

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear addition and a third floor addition to the existing three-storey semi-detached dwelling.

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

- 1. Section 6(3) Part I 1, By-law 438-86**  
**Chapter 10.10.40.40 (1), By-law 1156-2010**  
The maximum permitted gross floor area is 0.6 times the area of the lot (87 m<sup>2</sup>).  
The altered dwelling will have a gross floor area of 1.3 times the area of the lot (191.7 m<sup>2</sup>).
- 2. Section 6(3) Part II 3.C (I), By-law 438-86**  
**Chapter 10.10.40.70 (4) (B), By-law 1156-2010**  
The minimum required side lot line setback is 0.45 m, where the side wall contains no openings.  
The proposed rear addition will have an east side lot line setback of 0.3 m.
- 3. Section 6(3) Part II 3.C (II), By-law 438-86**  
**Chapter 10.10.40.70 (3) (A), By-law 1156-2010**  
The minimum required side lot line setback is 0.9 m, where the side wall contains openings.  
The proposed third floor addition will have a west side lot line setback of 0.05 m
- 4. Section 6(3) Part II 5 (II), By-law 438-86**  
**Chapter 10.10.40.30 (1) (A), By-law 1156-2010**  
The maximum permitted depth for a semi-detached dwelling is 17 m.  
The proposed depth is 19.2 m.

## **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 **Joseph Sanseverino, (416) 338-5917**, Office of the Committee of Adjustment, Toronto City Hall, Toronto, ON, M5H 2N2.