

Mailed on/before: Friday, April 1, 2011

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

MEETING DATE AND TIME: Wednesday, April 20, 2011 at 1:00 p.m.

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

File Number:	A0028/11TEY	Zoning:	CR (WAIVER)
Owner(s):	ANNEX LOFT HOMES INC.	Ward:	Trinity-Spadina (20)
Agent:	ANDREW DALES CONSULTING INC		
Property Address:	483 DUPONT ST	Community:	Toronto
Legal Description:	PLAN 696 LOTS 106 TO 108 PT LOTS 105 AND 109 RP 66R24859 PART 1		

PURPOSE OF THE APPLICATION:

For relief of indoor and outdoor amenity space requirements for the existing three-storey 24 unit condominium apartment building currently under construction.

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

- Section 4(12), By-law 438-86**
A required minimum of 42 m² of indoor and outdoor amenity space shall be provided.
In this case, no indoor or outdoor amenity space will be provided.
- Chapter 40.10.40.50 (1) (A), By-law 1156-2010**
A building containing 20 or more dwelling units shall provided amenity space at a minimum of 4.0 m² per each dwelling unit with 2.0 m² as indoor amenity space.
In this case, no indoor amenity space will be provided.
- Chapter 40.10.40.50 (1) (B), By-law 1156-2010**
A minimum of 40.0 m² of outdoor amenity space shall be located on the ground, and directly accessible to the indoor amenity space.
In this case, no indoor or outdoor amenity space will be provided.
- Chapter 40.10.40.50 (1) (C), By-law 1156-2010**
A maximum of 25% of the outdoor amenity space may be a green roof.
In this case, no outdoor amenity space or green roof 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 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.

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