

Mailed on/before: Thursday, March 19, 2009

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

MEETING DATE AND TIME: Wednesday, April 8, 2009 at 3:00 p.m.

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

File Number:	A0011/09TEY	Zoning	I1 D2 (PPR)
Owner(s):	MARIO RIBEIRO	Ward:	Parkdale-High Park (14)
Agent:	DAVIDSON OF TED DAVIDSON CONSULTANTS		
Property Address:	25 RITCHIE AVE	Community:	
Legal Description:	PL 798 PT LTS 47 & 48 PL 1158 PT BLK A		

PURPOSE OF THE APPLICATION:

To alter the five-storey 37 unit residential building (under construction) to permit a six-storey 57 live/work unit building. The five-storey building was approved in Committee of Adjustment Decision Number A0353/06TEY and OMB order 3223.

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

- Section 9(1)(F), By-law 438-86**
A residential building is a not a permitted use.
The altered six-storey building will be of residential use.
- Section 9(3), By-law 438-86**
Lands zoned I1 D2 prohibit residential gross floor area.
The altered six-storey building has a proposed 5,042.3 m² of residential gross floor area.
- Section 4(4)(b), By-law 438-86**
The minimum required number of on site parking spaces is 57.
In this case, 44 on site parking spaces will be provided.
- Section 2(1); Section 4(4)(c)(ii); and Section 4(17), By-law 438-86**
The minimum required dimensions of a parking space are 2.7 m by 6.0 m, and the space must be accessible and unobstructed at all times.
In this case, the proposed parking spaces will have dimensions of 2.6 m by 5.9 m and five of the proposed surface parking spaces will be obstructed, by the location of a proposed off-site loading space.
- Section 4(6)(C), By-law 438-86**
One type G loading space is required on the lot.
In this case, no type G loading space is to be provided on the lot.

6. **Section 4(2), By-law 438-86**
The maximum permitted height is 14 m.
The altered six-storey building will have a height of 21.6 m.
7. **Section 4(12), By-law 438-86**
A minimum of 114 m² of indoor residential amenity space is required.
The altered six-storey building will have 54 m² of indoor residential amenity space.

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 **David Driedger, (416) 392-7334**, 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