

**EXTRACTS FROM THE MINUTES OF THE NORTH YORK PANEL
COMMITTEE OF ADJUSTMENT MEETING HELD ON NOVEMBER 30, 2006.**

A0826/06NY **2091467 ONTARIO**
A0827/06NY Plan 3163, E Part of Lot 40, FTG ON SQ
A0828/06NY 42 Churchill Avenue
 R4 – Single Family Dwelling
 Willowdale (23)

APPLICATION:

To permit the existing dwelling to be maintained as constructed.

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

1. Existing lot frontage of 10.9m and lot width of 10.15m
 WHEREAS a minimum of 15m is required;
2. Existing west side yard setback of 0.6m
 WHEREAS a minimum of 1.5m is required;
3. Existing building length of 18.5m
 WHEREAS a maximum of 16.8m;
4. Existing overall length of 19.8m (including the rear one storey extension)
 WHEREAS a maximum of 18.9m is permitted;
5. Existing finished first floor elevation of 3.94m
 WHEREAS a maximum of 1.5m is permitted; and
6. Existing building height of 10.3m
 WHEREAS a maximum of 8.8m is permitted.

A0827/06NY – 42A Churchill Avenue

To permit the existing dwelling to be maintained as constructed.

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

1. Existing lot frontage of 10.7m and lot width of 10.2m
 WHEREAS a minimum of 15m is required;
2. Existing east side yard setback of 0.6m
 WHEREAS a minimum of 1.5m is required;
3. Existing west side yard setback of 1.2m
 WHEREAS a minimum of 1.5m is required;

A0826/06NY cont'd;

4. Existing building length of 18.3m
WHEREAS a maximum of 16.8m;
5. Existing overall length of 20.06m (including the rear one storey extension)
WHEREAS a maximum of 18.9m is permitted;
6. Existing finished first floor elevation of 4.01m
WHEREAS a maximum of 1.5m is permitted; and
7. Existing building height of 10.38m
WHEREAS a maximum of 8.8m is permitted.

A0828/06NY – 44 Churchill Avenue:

To permit the existing dwelling to be maintained as constructed.

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

1. Existing lot frontage of 10.9m and lot width of 10.2m
WHEREAS a minimum of 15m is required;
2. Existing east side yard setback of 1.2m
WHEREAS a minimum of 1.5m is required;
3. Existing west side yard setback of 0.6m
WHEREAS a minimum of 1.5m is required;
4. Existing building length of 18.3m
WHEREAS a maximum of 16.8m;
5. Existing overall length of 20.06m (including the rear one storey extension)
WHEREAS a maximum of 18.9m is permitted;
6. Existing finished first floor elevation of 4.06m
WHEREAS a maximum of 1.5m is permitted;
7. Existing building height of 10.43m;
WHEREAS a maximum of 8.8m is permitted; and
8. Existing lot area of 541.4m²
WHEREAS a minimum of 550m² is required.

A0626/06NY TO A0828/06NY cont'd:

The Committee had before it the following communications:

- A copy of the notice of hearing dated November 17, 2006.
- Five communications from area residents indicating no objection to this application.

The following persons appeared before the Committee of Adjustment in connection with the foregoing matter:

- A representative, who did not register his name with the secretary, who spoke on behalf of the applicant.
- Ms. Maria Rizzo, Executive Assistant to Councillor John Filion, who indicated that the variances are not existing as indicated on the notices of hearing. She felt that the Committee should conduct a site visit of the subject property and staff should re-circulate the notice of hearing clarifying that the variances are proposed.

A0826/06NY, A0827/06NY & A0828/06NY

MOTION: It was moved by Mr. Lallouz, seconded by Mr. Williams and carried unanimously that the application be DEFERRED SINE DIE, in order to allow staff an opportunity to re-circulate a new notice of hearing; and to allow the Committee Members an opportunity to conduct a site visit of the subject property