

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

A0802/06NY **KAREN ELIZABETH HALL**
Plan 511E, Lot 177
23 Glengowan Road
R1Z0.35
Don Valley West (25)

APPLICATION:

To permit the construction of a new two storey dwelling on the above noted property. The existing dwelling would be demolished.

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

1. Proposed Gross Floor Area of 365m² (0.582 times the area of the lot)
 WHEREAS a maximum Gross Floor Area of 219.4m² (0.35 times the area of the lot) is permitted;
2. East side yard setback of 1.5m to the rear portion of the dwelling exceeding 17m in length
 WHEREAS a minimum setback of 7.5m is required for the portion of the dwelling exceeding 17m in length;
3. West side yard setback of 0.9m to the rear terrace portion and 4.87m to the rear portion of the dwelling exceeding 17m in length
 WHEREAS a minimum setback of 7.5m is required for the portion of the dwelling exceeding 17m in length;
4. Proposed dwelling height of 10.72m
 WHEREAS a maximum dwelling height of 10m is permitted; and
5. The floor level of the proposed integral garage to be located below the average grade (at the front wall) and vehicle access to the garage to be located in a wall facing the front lot line
 WHEREAS the floor level of the garage shall be located above the average grade at the front wall of the dwelling.

The Committee had before it the following communications:

- A copy of the notice of hearing dated November 21, 2006.
- A memorandum dated November 29, 2006, from Norman DeFraeye, Parks, Forestry & Recreation, Urban Forestry Ravine Protection, outlining their requirements.

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- A memorandum dated November 28, 2006, from Harold Moffatt, Parks, Forestry & Recreation, Urban Forestry, outlining their requirements with respect to City owned trees.
- A memorandum dated November 24, 2006, from Roberto Stopnicki, Director, Transportation Services, North York District, outlining their requirements.
- A communication dated November 28, 2006, from Helmut Hock, Lawrence Park Ratepayers Association, 114 Dinnick Crescent, Toronto, Ontario, M4N 1L8, in opposition to this application.
- A memorandum dated November 30, 2006, from Councillor Cliff Jenkin, requesting that he applicant modify the proposal that would eliminate the height requirement and lower the variance with respect to gross floor area.
- A communication dated November 28, 2006, from Jim and Gillian Anderson, 25 Glengowan Road, Toronto, Ontario, M4N 1E9, expressing concerns with this application.
- A communication dated November 29, 2006, from Louise Monaghan, Planning and Development, Toronto and Region Conservation Authority, 5 Shoreham Drive, Toronto, Ontario, M3N 1S4, requesting a deferral of this application.
- A communication dated November 29, 2006, from J.D. Anderson, 25 Glengowan Road, Toronto, Ontario, M4N 1E9, in support of the revised drawings.
- Fourteen communications from area residents indicating no objection to this application.
- A communication dated November 28, 2006, from Mr. Peter Higgins, Peter Higgins Architect Inc., 1560 Bayview Avenue, Suite 302, Toronto, Ontario, M4G 3B8, forwarding photographs for the Committee's perusal.

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

- Ms. Karen Elizabeth Hall, applicant, and her representative, Mr. Peter Higgins, Peter Higgins Architect Inc., 1560 Bayview Avenue, Suite 302, Toronto, Ontario, M4G 3B8, who commented that there have been revisions to the original plan and submitted to the Committee.
- Mr. J. Anderson, 25 Glengowan Road, Toronto, Ontario, M4N 1E9, who indicated that he is in support of this application subject to the revised plans submitted by the applicant.

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- Mr Charles Bunker, no address given, who expressed concerns with this application.

DECISION: It was moved by Mr. Sterling, seconded by Mr. Williams and carried unanimously, that the application be Modified to permit a proposed gross floor area of 365m² (0.582 times the area of the lot); an east side yard setback of 1.5m to the rear portion of the dwelling exceeding 17m in length; a west side yard setback of 0.9m to the rear terrace portion and 4.87m to the rear portion of the dwelling exceeding 17m in length; a proposed dwelling height of 10.36m, and the floor level of the proposed integral garage to be located below the average grade (at the front wall) and vehicle access to the garage to be located in a wall facing the front lot line, only and as MODIFIED BE APPROVED, subject to the following conditions:

1. The property being developed essentially in accordance with the plans stamped "Received – November 29, 2006" and being held on file by the Committee of Adjustment.
2. The requirements of the Parks, Forestry & Recreation, Urban Forestry, outlining their requirements with respect to City owned trees.
3. The requirements of the Transportation Services.
4. The requirements of the Toronto and Region Conservation Authority.

Grounds for approval are that the variance is considered to be of a minor nature, is within the general intent of the Zoning By-law and Official Plan and is an appropriate development of the property.