

**EXTRACTS FROM THE MINUTES OF THE NORTH YORK PANEL
COMMITTEE OF ADJUSTMENT MEETING HELD ON APRIL 20, 2006**

0042/06NY **YVONNE CRAWFORD**
Plan 1485, Lot 128
51 Weybourne Crsecent
R1Z0.35
Don Valley West (25)

APPLICATION:

To permit the construction of a new two-storey detached dwelling. The existing dwelling would be demolished.

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

1. Proposed gross floor area of 381.16m² (0.65 times lot area)
WHEREAS 203m² (0.35 times lot area) is permitted;
2. Proposed front yard setback of 5.67m
WHEREAS 7.01m is required;
3. Proposed east side yard setback of 1.81m for the portion of the building exceeding 17m in length
WHEREAS a 7.5m side yard setback is required for the portion of the building exceeding 17m in length;
4. Proposed west side yard setback of 2.21m for the portion of the building exceeding 17m in length
WHEREAS a 7.5m side yard setback is required for the portion of the building exceeding 17m in length; and,
5. Proposed 2.21m setback from a lot line on a flanking street (west side)
WHEREAS a 6m setback from a flanking street is required.

This application was Deferred Sine Die at the Committee's hearing held on March 2, 2006, in order to allow the applicant an opportunity to meet with the neighbours and the local Councillor. The Committee had before it the following communications:

- A memorandum dated April 20, 2006, from Councillor Cliff Jenkins recommending that the Committee make one last attempt to determine whether a reasonable compromise be reached that would be acceptable to all parties. It further recommended that if such a compromise cannot be reached, that the Committee uphold the previously established standard of 0.50 gross floor area.

Continued.../2

A0042/06NY cont'd:

- A copy of a communication dated March 10, 2006, from Councillor Jenkins to Mr. Chris Farah, 51 Weybourne Crescent, Toronto, Ontario, M4N 2R4, in response to his letter dated March 7, 2006.
- A communication dated April 18, 2006, from Mr. Helmut Hock, Vice-President, Lawrence Park Ratepayers Association, 114 Dinnick Crescent, Toronto, Ontario, M4N 1L8, in opposition to the application.
- A communication from Dr. and Mrs. Norman Saunders, 56 Weybourne Crescent, Toronto, Ontario, M4N 2R5, in opposition to the application.

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

- Mr. Lorne Rose, Lorne Rose Architect, 1140 Sheppard Avenue West, Suite 1, Toronto, Ontario, M3K 2A2, who commented on the merits of this application.
- Mr. John Meuller, 58 Lymstone Avenue, Toronto, Ontario, M4N 1M7, who spoke in opposition to this application.
- Ms. Saunders, 56 Weybourne Avenue, Toronto, Ontario, M4N 2R5, who spoke in opposition to this application.
- Mr. Bunker, 41 Weybourne Avenue, Toronto, Ontario, M4N 2R4, who spoke in opposition to this application.
- Ms. Armitage, 49 Lymstone Avenue, Toronto, Ontario, M4N 1M6, who expressed concerns with the application.

DECISION: It was moved by Mr. Peacock, seconded by Mr. Lallouz and carried unanimously, that the application be Modified to permit a proposed gross floor area of 348.6m² (0.60 times the area of the lot); proposed front yard setback of 5.67m; a proposed east side yard setback of 1.81m for the portion of the building exceeding 17m in length; a proposed west side yard setback of 2.21m for the portion of the building exceeding 17m in length; and a proposed 2.21m setback from a lot line on a flanking street (west side), only and as MODIFIED BE APPROVED, subject to the following conditions:

1. The requirements of the Works and Emergency Services Division, Transportation Services Division.
2. The requirements of the Parks, Forestry & Recreation Division, Urban Forestry.

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.

