

**EXTRACTS FROM THE MINUTES OF THE NORTH YORK PANEL
COMMITTEE OF ADJUSTMENT MEETING HELD ON AUGUST 18, 2010**

4. 260 MCKEE AVE

File Number:	A0311/10NY	Zoning	R4 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	SUSAN CHEE	Ward:	Willowdale (23)
Agent:	ALEX BOROS		
Property Address:	260 MCKEE AVE	Community:	North York
Legal Description:	PLAN 3141 PT LOT 20 RP64R 11288 PART 3		

PURPOSE OF THE APPLICATION:

This is an 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. Existing lot area of 464.5m²
WHEREAS a minimum lot area of 550m² is required;
2. Rear yard setback of 8.7m to the proposed dwelling
WHEREAS a minimum setback of 9.5m is required; and
3. Proposed lot coverage of 36% (167.2m²)
WHEREAS a maximum lot coverage of 30% (139.35m²) is permitted.

***NOTE** - the property was the subject of consent application UDL-85-29, to sever the rear 15.24m portion of the lands. This severance was approved by the Ontario Municipal Board, resulting in the undersized lot.

The Committee had before it the following communications:

- A staff report dated August 9, 2010, from Thomas C. Keefe, Director, Community Planning, North York District, commenting on this application.
- A communication dated August 16, 2010, from Jing Mai, 160 Highgate Avenue, Toronto, Ontario, M2N 5G8, in opposition to this application.
- A communication dated August 15, 2010, from Akhilesh Agrawal and Abha Agrawal, 262 McKee Avenue, Toronto, Ontario, M2N 4E1, in opposition to this application.
- A memorandum dated August 18, 2010, from Harold Moffatt, Supervisor, Tree Protection and Plan Review, Urban Forestry Division, North York District, outlining their requirements.

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

- Mr. Alex Boros, Alex Boros Design Inc., 1923 Avenue Road, Toronto, Ontario, M5M 1A4, who advised the Committee that variance #2 with respect to the rear yard setback has been eliminated; and the proposed lot coverage has been reduced to 35%.

DECISION: It was moved by Ms. McCormick, seconded by Mr. Tsang, and carried unanimously that the following variances be APPROVED:

1. Existing lot area of 464.5m²
2. Proposed lot coverage of **35% (162.5m²)**

Subject to the following condition:

1. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.

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.

Opposed: Mr. Peacock

Absent: Ms. Solomon and Mr. Tsang