



STAFF REPORT
Committee of Adjustment
Application

Date:	Wednesday, July 16, 2014
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Allen Appleby, Director, Community Planning, North York District
Wards:	Ward 15 (Eglinton-Lawrence)
Reference:	File No. A478/14NY Address: 3401 Dufferin Street Application to be heard: Wednesday, July 23, 2014 at 10:00 a.m.

RECOMMENDATION

If the Committee approves this application as submitted, the approval should be subject to the following condition:

1. The expansion be constructed substantially in accordance with the attached elevations as it relates only to the proposed rooftop elements (parapet, rooftop mechanical unit, clerestory, skylights) that are higher than 15.24m. The height of the rooftop elements shall not exceed 21m.

APPLICATION

To permit an expansion of the east portion of the existing retail building/shopping centre, including a below-grade parking structure and infill parking decks.

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

North York By-law No. 7625

1. Section 6(13), By-law No. 7625
The maximum permitted height is 15.24m
The proposed height is 21m.

COMMENTS

The applicant is proposing an expansion of the easterly portion of the existing shopping centre (Yorkdale Mall) including a below-grade parking structure and infill parking decks. The proposed expansion would be approximately 34,977m² and would include thirty new retail stores and a

new three-storey department store (Nordstrom). The proposed height variance would be to permit various rooftop elements: parapets, clerestory, skylights and a roof top mechanical unit.

The lands are designated *Mixed Use Areas* in the Official Plan and are subject to the former City of North York By-law No. 7625, as well as the height restrictions of Schedule 'D' which governs heights related to the Downsview Airport. The height limit for the subject lands is 15.24m.

This property was also subject to previously approved Minor Variance applications. On November 20, 2013, the Committee of Adjustment approved variances related to the rear yard setback (0m), a canopy projection to the rear lot line, and a reduction to the lot area occupied by buildings other than parking structures within the subject property (A733/13NY). The approval was subject to a number of conditions. On November 17, 2010, the Committee also approved variances related to lot area and gross leasable floor area (A0648/10NY).

In order to ensure that the total height of the proposed expansion does not exceed the maximum permitted height limit of 15.24m, Planning Staff recommend the following condition:

1. The expansion be constructed substantially in accordance with the attached elevations as it relates only to the proposed rooftop elements (parapet, clerestory, rooftop unit, skylight) that are higher than 15.24m. The height of these rooftop elements shall not exceed 21m.

Respectfully submitted,

CONTACT

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SIGNATURE

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A478/14NY – 3401 Dufferin Street



