



## **STAFF REPORT**

### **Committee of Adjustment Application**

**Date:** October 15, 2019

**To:** Chair and Committee Members of the Committee of Adjustment, North York District

**From:** Joe Nanos, Director, Community Planning, North York District

**Ward:** 15 - Don Valley West

**File No:** A0462/19NY

**Address:** 82 HANNA ROAD

**Hearing Date:** Wednesday, October 23, 2019

## **RECOMMENDATIONS**

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Should the Committee choose to approve this application, City Planning staff recommend that the following condition be attached:

1. The proposal be developed substantially in accordance with the site plan drawing attached to this report.

## **APPLICATION**

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To construct a new dwelling.

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

1. **Chapter 10.20.30.40.(1), By-law 569-2013**  
The maximum permitted lot coverage is 35 % of the lot area.  
The proposed lot coverage is 37% of the lot area.
2. **Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 19.4m.
3. **Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted building depth is 19.0m.  
The proposed building depth is 20.0m.
4. **Chapter 10.20.40.40.(1), By-law 569-2013**  
The maximum permitted floor space index is 0.60 times the area of the lot.  
The proposed floor space index is 0.66 times the area of the lot.
5. **Chapter 10.20.40.70.(3), By-law 569-2013**  
The minimum required side yard setback is 1.2m.

The proposed north side yard setback is 0.9m.

**6. Chapter 10.20.40.70.(3), By-law 569-2013**

The minimum required side yard setback is 1.2m.

The proposed south side yard setback is 0.91m.

**7. Chapter 10.5.40.60.(3), By-law 569-2013**

The maximum permitted width of stairs in the front yard is 2.0m.

The proposed width of the stairs is 2.44m.

**8. Chapter 10.20.40.10.(1), By-law 569-2013**

The maximum permitted building height is 8.5m.

The proposed height of the building is 8.9m.

**9. Section 6.3.3, By-law 1916**

The maximum permitted building height is 8.5m.

The proposed building height is 8.9m.

## COMMENTS

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The subject property is located on the west side of Hanna Road, southeast of Bayview Avenue and Eglinton Avenue East. The property is zoned *RD (f12.0; a370; d0.6)* under Zoning By-law No. 569-2013 and *R1B* under the former Leaside Zoning By-law No. 1916.

The applicant has made changes to the application since it was deferred by the Committee of Adjustment on August 15, 2019, including revisions to the building height and building length. The roof of the proposed dwelling has been revised from a flat roof to a pitched/sloped roof. This changed the height permitted under Zoning By-law No. 569-2013 from 7.2 metres to 8.5 metres. A similar building height variance has now been added under Leaside Zoning By-law No. 1916. Zoning By-law No. 569-2013 has a lower height permission for flat roofs because there is a perceived greater size and massing associated with a flat-roofed house with a numerically similar height as a pitched-roof house. A flat roof is perceived as uniformly flat and the dwelling appears box-like. The revised application proposes a building height of 8.9 metres and the drawings show a moderately pitched roof. City Planning staff have no objections to the proposed building heights as they reflect building heights for pitched-roof dwellings in the surrounding neighbourhood.

The applicant is also requesting a building length of 19.4 m, whereas Zoning By-law No. 569-2013 permits a maximum of 17 m. The previously proposed length was 20 m for both storeys. The proposed building length of 19.4 m is for the basement and first storey only. The second storey has a reduced length of 18 m.

City Planning staff are of the opinion that the height, massing and scale of the revised proposal is appropriate and have no objections.

To ensure the proposal is constructed as shown with respect to the building length, staff recommend that it be developed substantially in accordance with the site plan drawing attached to this report.

## **CONTACT**

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Simona Rasanu, Planner, Community Planning, North York District, 416-395-7687,  
Simona.Rasanu@toronto.ca

## **SIGNATURE**

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Signed by John Andreevski, Manager, Community Planning, North York District on  
behalf of Joe Nanos, Director, Community Planning, North York District

**Attachment: site plan drawing**

HANNA RESIDENCE  
82 Hanna Rd, East York, ON M4G 3N3

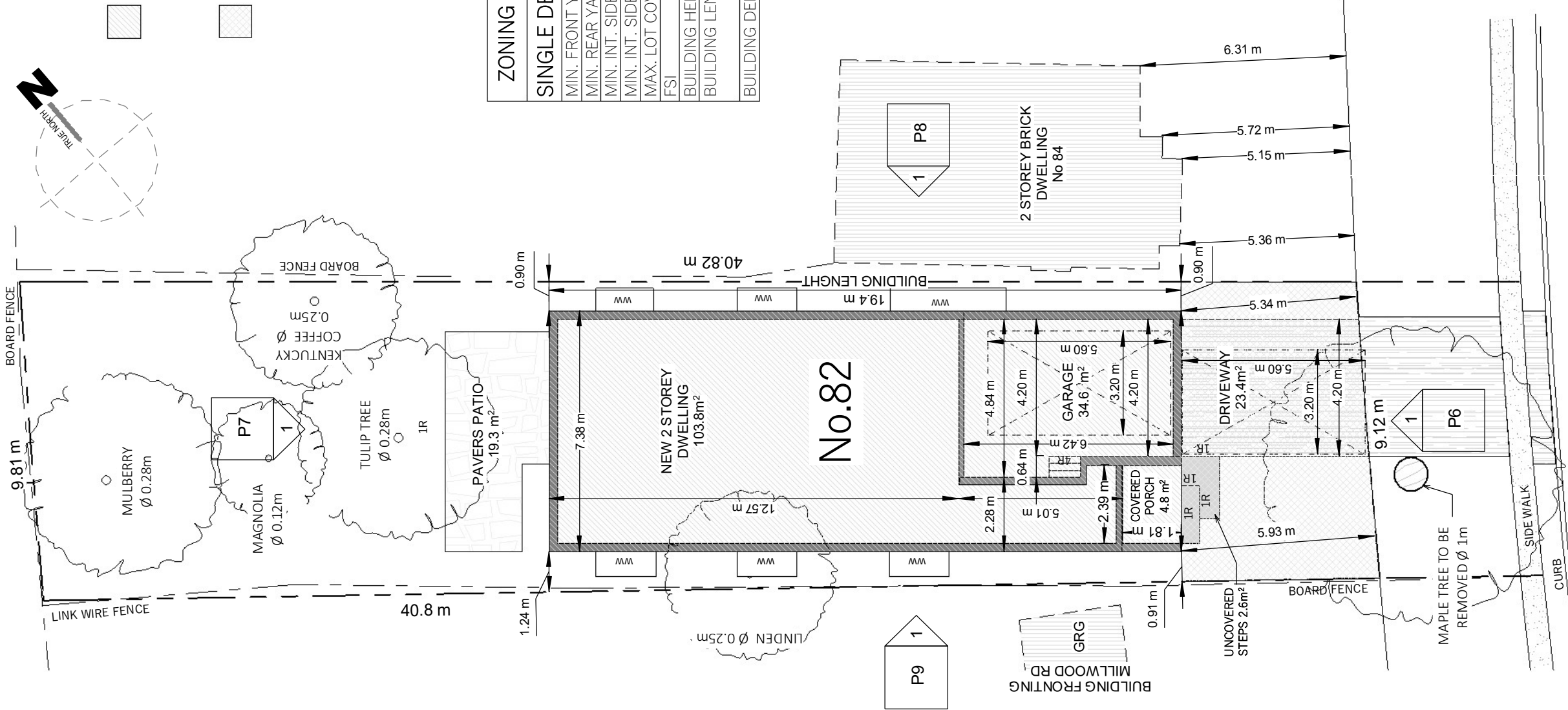
ZONE RD (f12.0, a370, d0.6)

LOT AREA 386.9 M<sup>2</sup>

GROSS BUILDING AREA= 143.2m<sup>2</sup>  
BACK PATIO= 19.3m<sup>2</sup> (4.9% OF LOT AREA)  
LOT COVERAGE 143.2m<sup>2</sup>= 37%

FRONT YARD = 52.0 m<sup>2</sup>  
DRIVEWAY = 23.4 m<sup>2</sup>  
UNCOVERED FRONT STEPS = 2.6 m<sup>2</sup>  
FRONT SOFT LANDSCAPE= 26m<sup>2</sup> (50%)

GROSS FLOOR AREA  
LEVEL 1 120.6m<sup>2</sup>  
LEVEL 2 133.8 m<sup>2</sup>  
GFA 263.4 m<sup>2</sup> FSI=0.66



| ZONING PARAMETERS RD (f12.0, a370, d0.6) |       |                             |
|--|-------|-----------------------------|
| SINGLE DETACHED                          | REQ.  | PROPOSED ft (m)             |
| MIN. FRONT YARD                          | 5.12m | 5.34m                       |
| MIN. REAR YARD                           | 7.5m  | 15.61m                      |
| MIN. INT. SIDE (NORTH)                   | 1.2   | 0.9m (front & rear)         |
| MIN. INT. SIDE (SOUTH)                   | 1.2m  | 0.91m (front)/ 1.24m (rear) |
| MAX. LOT COVERAGE %                      | 35%   | 37%                         |
| FSI                                      | 0.6   | 0.66                        |
| BUILDING HEIGHT                          | 8.5m  | 8.9m                        |
| BUILDING LENGTH                          | 17m   | 19.4m (MAIN LEVEL)          |
| BUILDING DEPTH                           | 19m   | 18.0m (SECOND LEVEL)        |



KEY MAP

HANNA ROAD

1 SITE PLAN  
1 : 150

DWG No: P1  
DATE: 26/08/2019  
REV.# 13  
STATUS: COA REVISION

SITE PLAN

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LM Building Design  
109 Toronto st  
Barrie, ON L4N 1V1  
705.817.2686  
info@luismendez.ca

