



City Planning Division
Gary Wright, Chief Planner and Executive Director

City Planning

North York Civic Centre
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August 30, 2011

PUBLIC HEARING NOTICE
CONSENT AND MINOR VARIANCE
(Sections 45 and 53 of the Planning Act)

MEETING DATE AND TIME: Wednesday, September 7, 2011 at 10:00 a.m.

LOCATION: Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number:	B033/11NY, A454/11NY & A455/11NY	Zoning	R4 - Single Family Detached Dwelling Zone
Owner(s):	FOAD DELJOU	Ward:	Willowdale (23)
Agent:	AZIZ JAFARI		
Property Address:	58 FLORENCE AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 332 TO 333		

THE CONSENT REQUESTED:

This is an application for consent to the division of a parcel of residential lands into two parts for conveyance purposes for the creation of a new building lot.

The lands concerned have 15.24m (50') fronting onto the north side of Florence Avenue, a depth of 39.62m (130') and an area of 602.78m² (6,488.26sq.ft.). The lands presently contain the dwelling known municipally as 58 Florence Avenue.

It is proposed to divide the lands into two parts for the creation of a new building lot. The existing dwelling would be demolished and a new dwelling would be constructed on each of the resulting lots.

The lands to be severed, being Part 2 on the plan attached to this notice, would have 7.6m (24.9') fronting onto the north side of Florence Avenue, a depth of 39.62m (130') and an area of 301.39m² (3,244.14sq.ft.).

The lands to be retained, being Part 1 on the plan attached to this notice, would have 7.6m (24.9') fronting onto the north side of Florence Avenue, a depth of 39.62m (130') and an area of 301.39m² (3,244.14sq.ft.).

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

A454/11NY – WEST 7.6M (24.9') OF 58 FLORENCE AVENUE (PART 1)

PURPOSE OF THE APPLICATION:

To permit the construction of a new three (3) storey dwelling on the west 7.6m (24.9') of the above noted property. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**North York By-law 7625**

1. Proposed lot frontage and width of 7.6m (24.9')
WHEREAS a minimum lot frontage and width of 15m (49.2') is required;
2. Proposed lot area of 301.39m² (3,244.14sq.ft.)
WHEREAS a minimum lot area of 550m² (5,920.34sq.ft.) is required;
3. East side yard setback of 0.61m (2') to the proposed dwelling
WHEREAS a minimum setback of 1.8m (6') is required
4. West side yard setback of 0.92m (3') to the proposed dwelling
WHEREAS a minimum setback of 1.5m (5') is required;
5. Proposed building height of 9.56m (31.36')
WHEREAS a maximum building height of 8.8m (28.8') is permitted
- ~~6.~~ Proposed number of storeys is three (3)
WHEREAS the maximum number of storeys permitted is two (2);
7. Proposed finished first floor elevation of 1.86m (6.1')
WHEREAS a maximum finished first floor elevation of 1.5m (5') is permitted;
8. Proposed lot coverage of 31.4% (94.64m²) (1,018.69sq.ft.)
WHEREAS a maximum lot coverage of 30% (90.42m²) (973.27sq.ft.) is permitted;
9. Proposed rear deck projection of 2.34m (7.67')
WHEREAS a maximum projection of 2.1m (7') is permitted; and
10. Rear deck width of 3.7m (12.13')
WHEREAS a maximum deck width of 3.05m (10') is permitted

***NOTE** - the dwelling is three (3) storeys in height due to the finished floor level of the entrance level (front door) being located 1.86m (6.1') above the established grade (centre line of the road) instead of the 1.5m (5') maximum and the finished floor level of the basement being located at established grade (center line of the road) instead of the required minimum of 0.61m (2') below.

A455/11NY – EAST 7.6M (24.9') OF 58 FLORENCE AVENUE (PART 2)**PURPOSE OF THE APPLICATION:**

To permit the construction of a new three (3) storey dwelling on the east 7.6m (24.9') of the above noted property. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**North York By-law 7625**

1. Proposed lot frontage and width of 7.6m (24.9')
WHEREAS a minimum lot frontage and width of 15m (49.2') is required;

2. Proposed lot area of 301.39m^2 (3,244.14sq.ft.)
WHEREAS a minimum lot area of 550m^2 (5,920.34sq.ft.) is required;
3. East side yard setback of 0.91m (3') to the proposed dwelling
WHEREAS a minimum setback of 1.8m (6') is required
4. West side yard setback of 0.6m (2') to the proposed dwelling
WHEREAS a minimum setback of 1.5m (5') is required;
5. Proposed building height of 9.45m (31')
WHEREAS a maximum building height of 8.8m (28.8') is permitted
6. Proposed number of storeys is three (3)
WHEREAS the maximum number of storeys permitted is two (2);
7. Proposed finished first floor elevation of 1.76m (5.77')
WHEREAS a maximum finished first floor elevation of 1.5m (5') is permitted;
8. Proposed lot coverage of 31.4% (94.64m^2) (1,018.69sq.ft.)
WHEREAS a maximum lot coverage of 30% (90.42m^2) (973.27sq.ft.) is permitted;
9. Proposed rear deck projection of 2.34m (7.67')
WHEREAS a maximum projection of 2.1m (7') is permitted; and
10. Rear deck width of 3.7m (12.13')
WHEREAS a maximum deck width of 3.05m (10') is permitted

***NOTE** - the dwelling is three (3) storeys in height due to the finished floor level of the entrance level (front door) being located 1.76m (5.77') above the established grade (centre line of the road) instead of the 1.5m (5') maximum and the finished floor level of the basement being located at established grade (center line of the road) instead of the required minimum of 0.61m (2') below.

Denise Rundle (signed)
Manager and Deputy Secretary-Treasurer
North York Panel
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