

11. 140 SPRING GARDEN AVE

File Number:	A622/11NY	Zoning	R4 - ZC -
Owner(s):	VIVIAN RACHEL SPRINGER	Ward:	Willowdale (23)
Agent:	STUDIO JUNCTION INC		
Property Address:	140 SPRING GARDEN AVE	Community:	North York
Legal Description:	PLAN M372 LOT 309		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling. The existing dwelling would be demolished.

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

1. Proposed lot coverage of 35.04% (195.3m² or 2102.3sq.ft.)
WHEREAS a maximum of 30% (167.2m² or 1800sq.ft.) is permitted;
2. Proposed east side yard setback of 1.49m
WHEREAS a minimum of 1.8m is required;
3. Proposed building length of 20.1m
WHEREAS a maximum of 16.8m is permitted;
4. Proposed driveway width of 7.96m
WHEREAS a maximum of 6m is permitted;
5. Proposed front yard landscaping of 39.4%
WHEREAS a minimum of 60% is required; and
6. Proposed front balcony area of 6.6m²
WHEREAS a maximum of 3.8m² is permitted.