

Wednesday, November 21, 2012

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A736/12NY	Zoning	R4 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	ALEXANDER ABRAMOVICH	Ward:	Willowdale (23)
Agent:	GEORGIO LOLOS		
Property Address:	79 LORRAINE DR	Community:	North York
Legal Description:	PLAN 3705 LOT 133		

Notice was given and a Public Hearing was held on Wednesday, November 21, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application for 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:

North York By-law 7625

1. East side yard setback of 1.52m to the front 6.24m of the proposed dwelling
WHEREAS a minimum setback of 1.8m is required;
2. West side yard setback of 1.52m to the front 4.21m of the proposed dwelling
WHEREAS a minimum setback of 1.8m is required;
3. Proposed building length of 20.85m (which includes 16.61m for the dwelling and 4.24m for the rear canopy)
WHEREAS a maximum building length of 16.8m is permitted;
4. Proposed lot coverage of 37.35% (265.32m²) (which includes 32% (227.32m²) for the dwelling and 5.35% (38m²) for the rear covered porch)
WHEREAS a maximum lot coverage of 30% (213.11m²) is permitted;
5. Proposed building height of 9.14m
WHEREAS a maximum building height of 8.8m is permitted

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to **APPROVE** the following variance(s):

3. Proposed building length of 20.85m (which includes 16.61m for the dwelling and 4.24m for the rear canopy)
WHEREAS a maximum building length of 16.8m is permitted;
4. Proposed lot coverage of 37.35% (265.32m²) (which includes 32% (227.32m²) for the dwelling and 5.35% (38m²) for the rear covered porch)
WHEREAS a maximum lot coverage of 30% (213.11m²) is permitted;
5. Proposed building height of 9.14m
WHEREAS a maximum building height of 8.8m is permitted

For the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

North York By-law 7625

1. East side yard setback of 1.52m to the front 6.24m of the proposed dwelling
WHEREAS a minimum setback of 1.8m is required;
2. West side yard setback of 1.52m to the front 4.21m of the proposed dwelling
WHEREAS a minimum setback of 1.8m is required;

For the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

This decision is subject to the following condition(s):

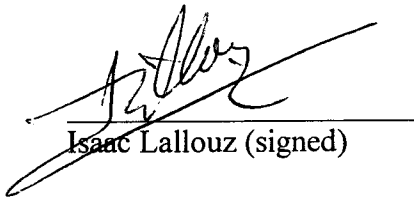
1. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article III, with respect to privately owned trees, to the satisfaction of the Urban Forestry Division.
2. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.
3. The property being developed essentially in accordance with the site plan attached to this decision.

North
(Plans Only)



SIGNATURE PAGE

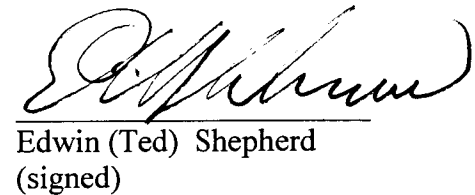
File Number:	A736/12NY	Zoning	R4 - Single Family Detached Dwelling Zone (WAIVER)
Owner:	ALEXANDER ABRAMOVICH	Ward:	Willowdale (23)
Agent:	GEORGIO LOLOS		
Property Address:	79 LORRAINE DR	Community:	North York
Legal Description:	PLAN 3705 LOT 133		



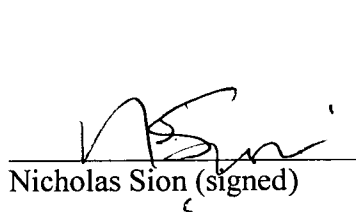
Isaac Lallouz (signed)



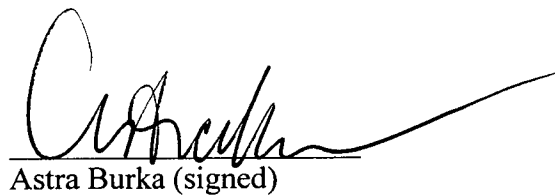
Richard Ross (signed)



Edwin (Ted) Shepherd
(signed)



Nicholas Sion (signed)



Astra Burka (signed)

DATE DECISION MAILED ON: Thursday, November 29, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, December 11, 2012

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

MEMORANDUM

Date: November 21st, 2012

To: Chair and Members of the
Committee of Adjustment, North Panel

From: Councillor John Filion
Ward 23, Willowdale

Re: 79 Lorraine Drive
A736/12NY

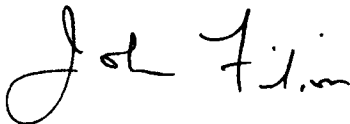
I am writing to request that the Committee give consideration to refusing variance 4, proposed lot coverage of 37.35%, as it is excessive, out of character with the neighbourhood and does not meet the intent of the Zoning Bylaw.

Also, I would request that should the Committee approve variance 1 (proposed east side yard setback of 1.52 m for the front 6.24 m of the proposed dwelling) and variance 2 (proposed west side yard setback of 1.52 m for the first 4.21 m of the proposed dwelling), that the permission should be conditional on the side yards for the remaining length of the proposed home being built in line with the plans submitted (proposed west side yard setback of 2.13 m and proposed east side yard setback of 2.18 m).

Further, I would ask the Committee to consider refusing variance 5, proposed building height of 9.14 m (measured at the midpoint of the roof), which, combined with the steep design of the roof, would allow an overall building height of 11.5 m, which is out of character with the surrounding neighbourhood and does not meet the intent of the zoning By-Law.

Thank you for your consideration of this matter.

Sincerely,



Councillor John Filion
Ward 23, Willowdale

#23



STAFF REPORT
Committee of Adjustment
Application

Date:	Tuesday, November 13, 2012
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Allen Appleby, Director, Community Planning, North York District
Wards:	Ward 23 (Willowdale)
Reference:	File No. A736/12NY Address: 79 LORRAINE DRIVE Application to be heard: Wednesday, November 21, 2012 at 11:30 a.m.

RECOMMENDATION

Staff recommend the proposed lot coverage of 37.35% be reduced to better reflect the neighbourhood character.

APPLICATION

This is an application for 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:

North York Zoning By-law No. 7625

1. East side yard setback of 1.52m to the front 6.24m of the proposed dwelling
WHEREAS a minimum setback of 1.8m is required;
2. West side yard setback of 1.52m to the front 4.21m of the proposed dwelling
WHEREAS a minimum setback of 1.8m is required;
3. Proposed building length of 20.85m (which includes 16.61m for the dwelling and 4.24m for the rear canopy)
WHEREAS a maximum building length of 16.8m is permitted;

4. Proposed lot coverage of 37.35% (270.47m²) (which includes 32% (231.73m² for the dwelling and 5.35% (38.74m²) for the rear covered porch)

WHEREAS a maximum lot coverage of 30% (217.25m²) is permitted;

5. Proposed building height of 9.14m

WHEREAS a maximum building height of 8.8m is permitted

COMMENTS

The subject property is located west of Yonge Street and south of Finch Avenue West and is designated *Neighbourhoods* in the City of Toronto Official Plan. *Neighbourhoods* are considered stable areas where new development will maintain the existing physical character of the area.

Section 4.1 of the Plan outlines the development policies for *Neighbourhoods*. The Official Plan acknowledges that *Neighbourhoods*, while stable, will be subject to physical change in the form of enhancements, additions, and infill housing. The key policy of the Plan is to ensure that new development will respect and reinforce the existing physical character of the neighbourhood. The preamble to the development criteria states, "Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing character."

Policy 4.1.5 outlines criteria for development in established *Neighbourhoods*. Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the area, with regard to:

c) Heights, massing, scale and dwelling type of nearby residential properties;

The Plan affirms that no changes will be made with respect to rezoning, minor variance, consent or other public action that are not in keeping with the physical character of the neighbourhood.

The subject property is zoned R4, in the former City of North York By-Law No. 7625 as amended. The objective of the Zoning By-Law is to establish specific standards as to how land is developed. Limitations on lot coverage is devised to achieve more uniform and consistent built form and to maintain a standard pattern of development.

Planning staff have concerns with the proposed lot of 37.35% and recommend it be reduced to better reflect the neighbourhood character.

Respectfully submitted,

CONTACT


Vanessa Covello, Assistant Planner

Tel: 416-395-7104

Fax: 416-395-7200

E-mail: vcovell@toronto.ca

SIGNATURE



for Allen Appleby
Director, Community Planning, North York District

A736/12NY - 79 LORRAINE DRIVE

Tuesday, November 13, 2012

CORRECTION NOTICE

File Number:	A736/12NY	Zoning	R4 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	ALEXANDER ABRAMOVICH	Ward:	Willowdale (23)
Agent:	GEORGIO LOLOS		
Property Address:	79 LORRAINE DR	Community:	North York
Legal Description:	PLAN 3705 LOT 133		

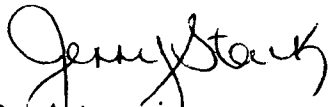
Further to our Hearing Notice of Friday, November 9, 2012, please be advised that Variance No. 4, with respect to the proposed lot coverage, should read as follows:

4. Proposed lot coverage of 37.35% (**265.32m²**) (which includes 32% (**227.32m²**) for the dwelling and 5.35% (**38m²**) for the rear covered porch)
WHEREAS a maximum lot coverage of 30% (**213.11m²**) is permitted;

All other variance remain as originally circulated.

Should you require further information, please do not hesitate to contact the office.

Yours truly,



 Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

:j

Mailed on/before: Friday, November 9, 2012

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

MEETING DATE AND TIME: Wednesday, November 21, 2012 at 11:30 a.m.

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

File Number:	A736/12NY	Zoning	R4 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	ALEXANDER ABRAMOVICH	Ward:	Willowdale (23)
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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

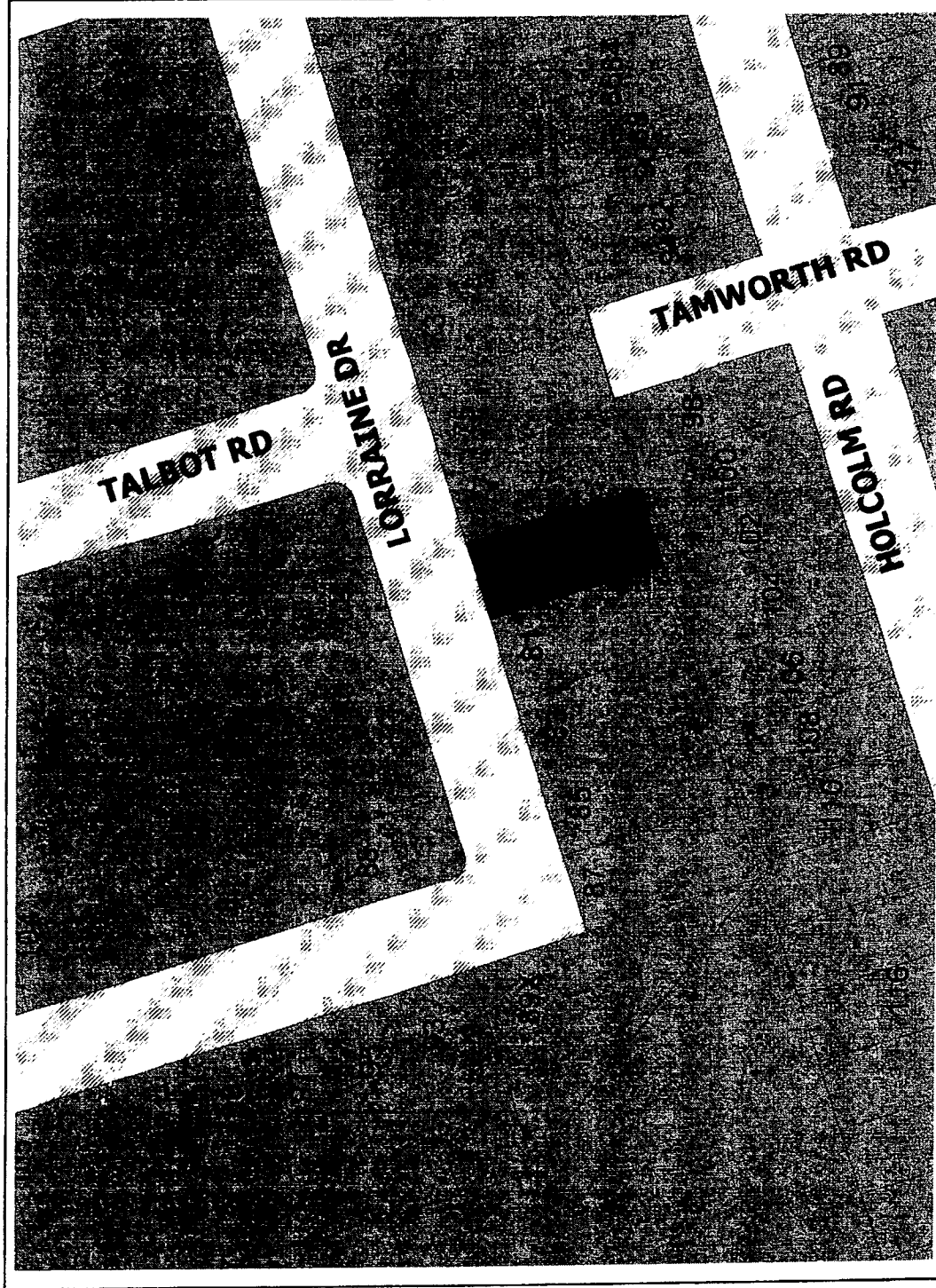
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Author

A736/12NY

79 LORRAINE DRIVE

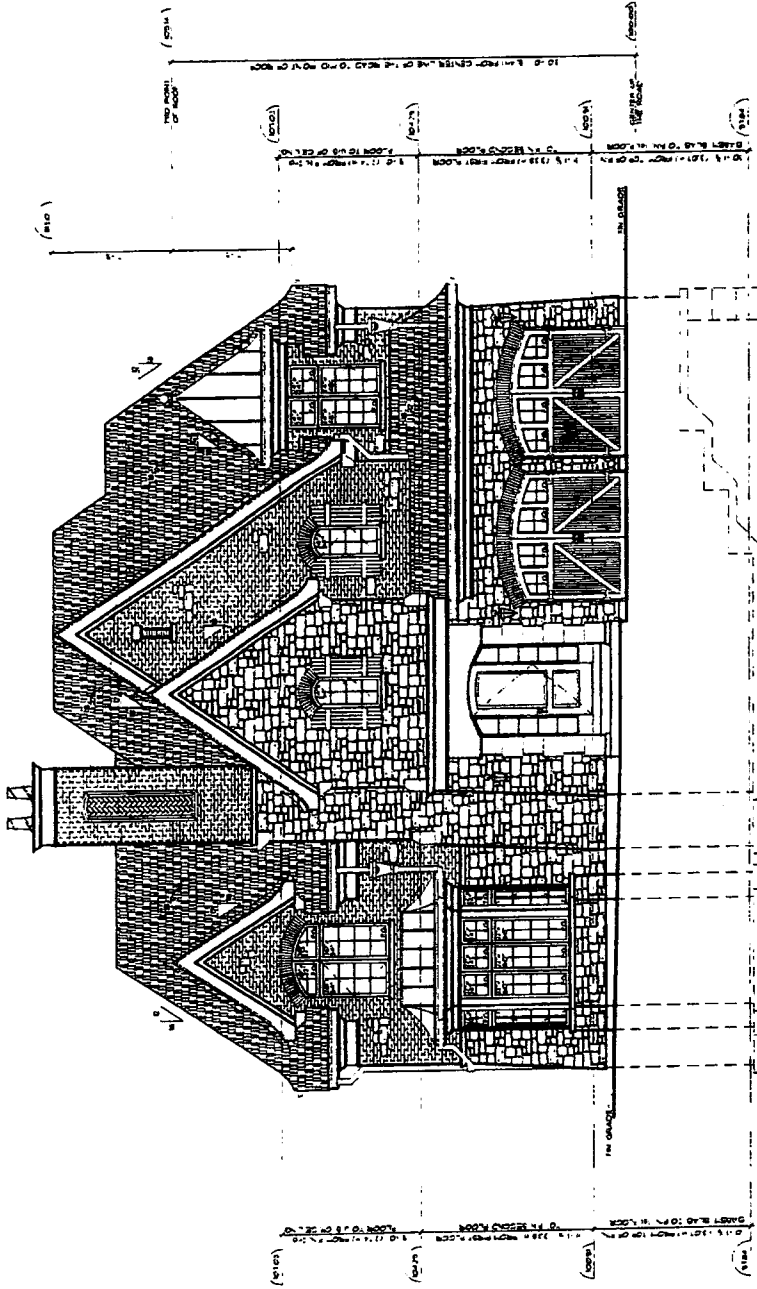


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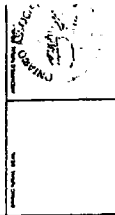


REVISED

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FRONT (WEST) SIDE ELEVATION



CONSULTING DESIGN BY



315 DUNDAS AVE
TORONTO, ONTARIO
M5T 1A5
TEL: (416) 593-5702
FAX: (416) 593-5741

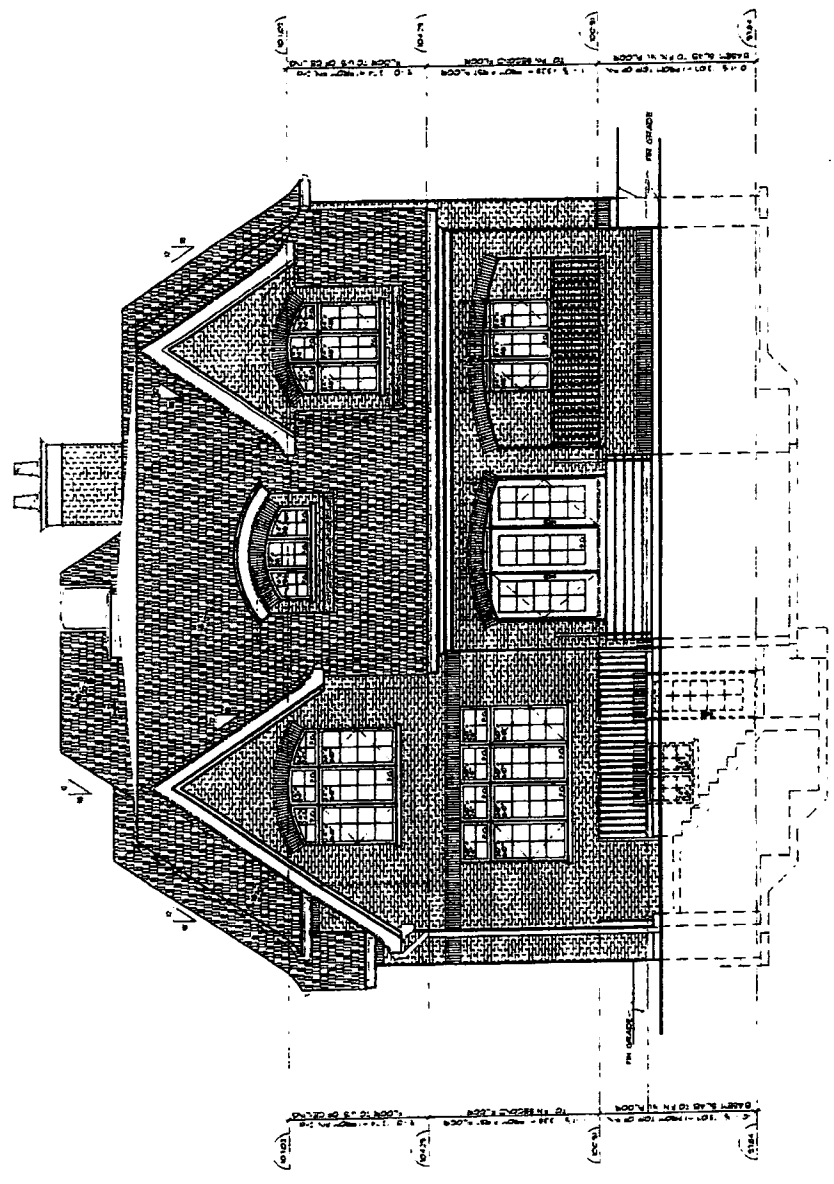
BATTAGLIA ARCHITECT INC.
2800 KENNEDY STREET
SUITE 100
MARKHAM, ONTARIO
L3R 9W7
TEL: (905) 476-2044
FAX: (905) 476-2045

PROPOSED / PROPOSED
ABRAHAM RESIDENCE
875 LORRAINE DRIVE
TORONTO, ONTARIO
M6K 1A5

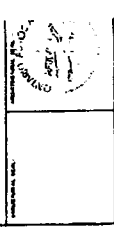
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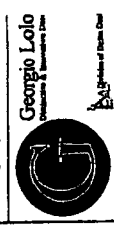
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REAR (EAST) SIDE ELEVATION



CONSULTING DESIGN BY



175 EGLINTON AVE
TORONTO, ONTARIO
M6P 1A5
TEL: (416) 593-5369
FAX: (416) 593-5361

BATTAGLIA ARCHITECT INC.
1111 EGLINTON AVE
TORONTO, ONTARIO
M6P 1A5
TEL: (416) 593-5369
FAX: (416) 593-5361

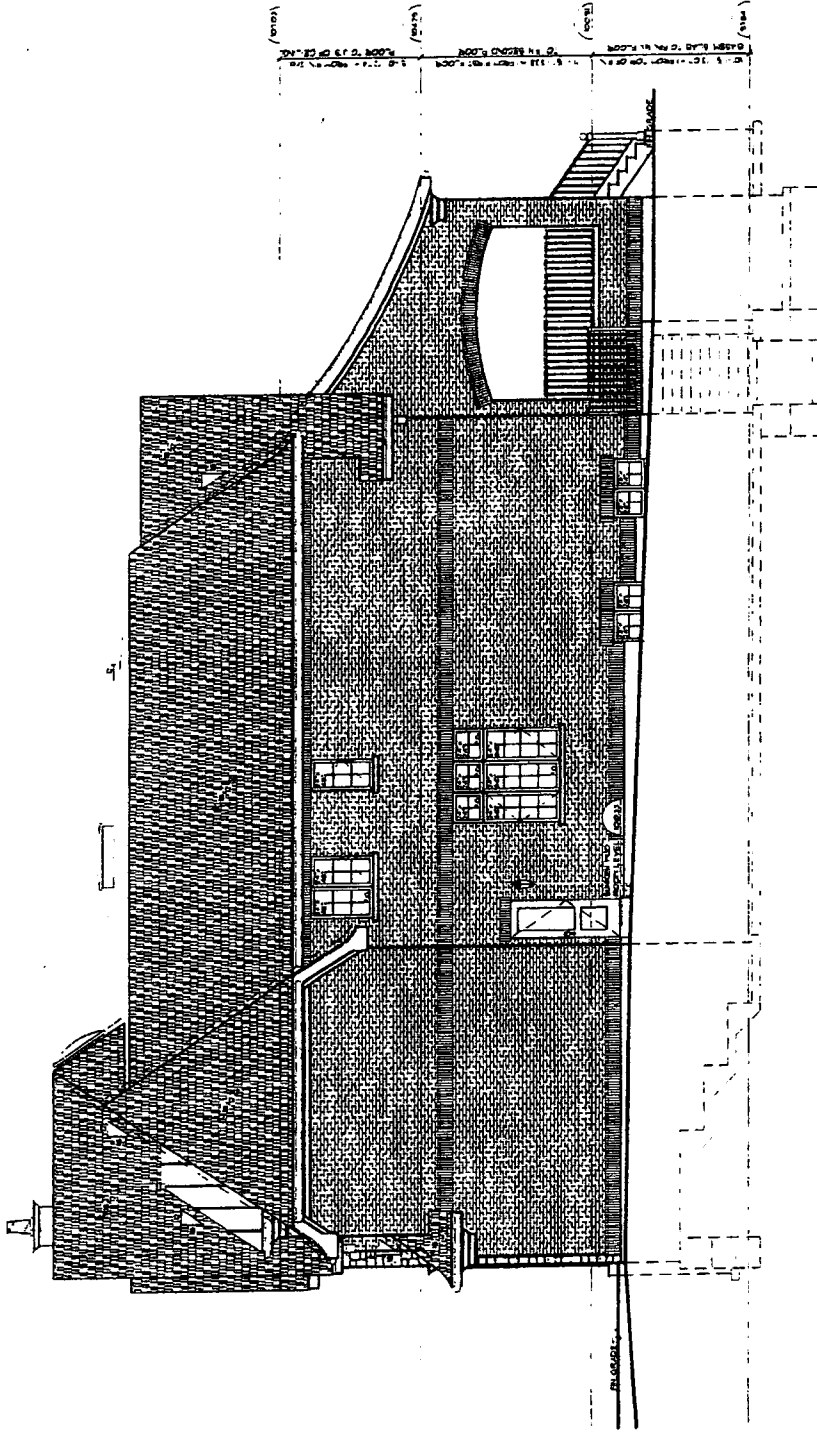
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675 LORRAINE DRIVE
TORONTO, ONTARIO

REAR (EAST) SIDE
ELEVATION

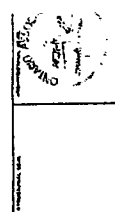
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LEFT NORTH SIDE ELEVATION



CONSULTING DESIGN BY

Georgio Lolo

Professional Engineer



725 DUNDAS AVE
TORONTO, ONTARIO
M6H 4E8
TEL: (416) 593-2500
FAX: (416) 593-2501

BATTAGLIA ARCHITECT INC.

1000 WILSON AVENUE
SUITE 100
SCARBOROUGH, ONTARIO
M1H 2C9
TEL: (416) 291-1100
FAX: (416) 291-1101

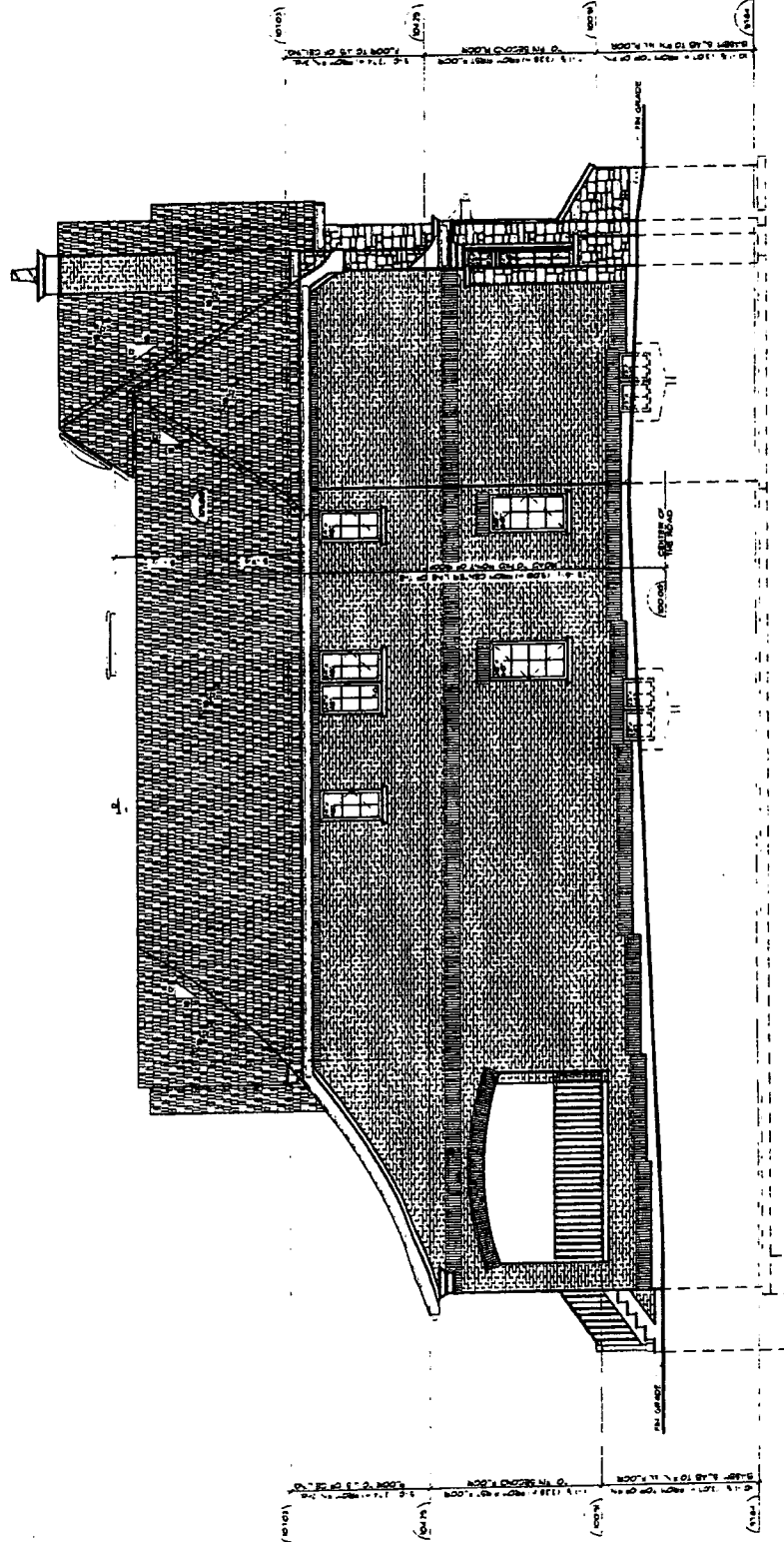
ABRAM'S RESIDENCE
1110 LORRAINE DRIVE
TORONTO, ONTARIO

LEFT (NORTH) SIDE
ELEVATION

DATE	SCALE	BY
08/11/90	1/8" = 1'-0"	GL



REVISIONS	
NO.	DESCRIPTION
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RIGHT (SOUTH) SIDE ELEVATION

CONSULTING DESIGN BY
George Lo
Professional Engineer
115 DUNDAS ST. W.
TORONTO, ONTARIO
M5T 1A5
TEL: (416) 593-8888
FAX: (416) 593-8889
WWW.GEORGELO.COM

BATTAGLIA ARCHITECT INC.
115 DUNDAS ST. W.
TORONTO, ONTARIO
M5T 1A5
TEL: (416) 593-8888
FAX: (416) 593-8889
WWW.BATTAGLIAARCHITECT.COM

ABRAMAM RESIDENCE
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RIGHT (SOUTH) SIDE ELEVATION

DATE: 10/1/01
SCALE: 1/8" = 1'-0"