



**STAFF REPORT**  
**Committee of Adjustment**  
**Application**

<b>Date:</b>	March 15, 2012
<b>To:</b>	<b>Chair and Committee Members of the Committee of Adjustment North York District</b>
<b>From:</b>	Allen Appleby, Director, Community Planning, North York District
<b>Ward:</b>	Ward 25 (Don Valley West)
<b>Reference:</b>	File No: B051/11NY, A664/11NY, and A665/11NY Address: <b>1352 MOUNT PLEASANT ROAD</b> Application to be heard: Wednesday March 28, 2012

**RECOMMENDATION**

Should the Committee approve this application for Consent, staff recommend it be made subject to the following conditions:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.
2. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4, and in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.
3. Copies of a deposited Reference Plan of Survey, integrated with the Ontario Co-ordinate System, and clearly delineating the parcels of land approved by the Committee of Adjustment. A listing of the PARTS and their respective areas is required.
4. A copy of a letter from the Executive Director of Technical Services advising that the applicant has obtained the necessary adjustment to the municipal addressing of the land. Contact Survey and Mapping Services, Technical Services at (416) 392-7755. The application for municipal addressing must be accompanied by a copy of the deposited Reference Plan of Survey, integrated with the Ontario Co-ordinate System, and specify the PART numbers that will comprise each of the new parcels.

5. This Decision shall become null and void within 12 months unless the Certificate of the Committee of Adjustment is affixed to the relevant documents.

## **APPLICATION**

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This is an application for the division of the subject property into two parts for conveyance purposes. The lands concerned are irregular in shape, having 14.36 metres fronting onto the north side of Dinnick Crescent, a depth along Mount Pleasant Road of 45.72 metres and an area of 852.32 square metres. The lands are designated a Parts 1 and 2 on the plan attached to this notice.

It is proposed to divide the lands into two parts for the creation of a new building lot fronting onto Mount Pleasant Road. The existing dwelling would be maintained and a new two storey dwelling would be constructed on the proposed lot.

The lands to be severed, being Part 1 on the attached Plan, would have a frontage of 12.19 metres on Mount Pleasant Road, a depth of 30.42 metres and an area of 370.82 square metres. The lands to be retained, being Part 2 on the attached Plan, would have a frontage of 14.36 metres on Dinnick Crescent, a depth of 33.53 metres and an area of 481.5 square metres.

### **A664/11NY – NORTH 12.19M OF 1352 MOUNT PLEASANT ROAD - PART 1**

This is an application to permit the construction of a two-storey dwelling on the north 12.19m of the subject property (Part 1).

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

##### **Toronto Zoning By-law No. 438-86**

1. Proposed Gross Floor Area of 211.2m<sup>2</sup> (0.57 times the area of the lot)  
WHEREAS a maximum Gross Floor Area of 129.79m<sup>2</sup> (0.35 times the area of the lot) is permitted; and
2. Proposed lot frontage of 12.19m  
WHEREAS a minimum lot frontage of 15m is required.

### **A665/11NY – 1352 MOUNT PLEASANT ROAD – PART 2**

This is an application to permit the existing dwelling to be maintained on a lot proposed to be reduced by severance.

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

### Toronto Zoning By-law No. 438-86

1. Gross Floor Area of 301.52m<sup>2</sup> (0.62 times the area of the lot)  
WHEREAS a maximum Gross Floor Area of 168.17m<sup>2</sup> (0.35 times the area of the lot) is permitted.

## **COMMENTS**

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The subject property is "L-shaped", and is situated at the northwest corner of Mount Pleasant Road and Dinnick Crescent. This lot is unique in that it is the only corner lot with an "L-shape" in the area. The applicant proposes to sever the northern portion of the property, in order to create a new lot for conveyance purposes. The proposed lot would front on to Mount Pleasant Road, while the existing lot would continue to front on to Dinnick Crescent.

Currently, there are properties fronting on to Mount Pleasant Road, both north and south of the subject property. The lot to be severed, known as Part 1, would have a frontage of approximately 12.2 metres. This would be similar to the frontages of other properties fronting on to Mount Pleasant Road, between Lawrence Crescent and Lawrence Avenue East. The lot to be retained, known as Part 2, would have the same lot depth as the existing property to the west, known as 78 Dinnick Crescent.

Should the Committee choose to approve the application for consent, staff recommend the approval be subject to the conditions as set out under "Recommendations" on pages 1 and 2 of this report.

## **CONTACT**

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## **SIGNATURE**

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Allen Appleby  
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