

Mailed on/before: Friday, May 10, 2013

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

MEETING DATE AND TIME: Thursday, May 23, 2013 at 4:00 p.m.

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

File Number:	A308/13NY	Zoning	R4 (waiver)
Owner(s):	XAVIER AYRES FERNANDES	Ward:	Willowdale (23)
Agent:	M.P. DESIGN & ASSOCIATES LTD		
Property Address:	57 DEVONDALE AVE	Community:	North York
Legal Description:	PLAN 4259 LOT 208		

PURPOSE OF THE APPLICATION:

To construct a rear one-storey addition and a front second storey addition over the existing garage.

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

North York Zoning By-law No. 7625

1. Proposed east side yard setback of 0.89m to the existing dwelling and the proposed second storey addition
WHEREAS the minimum required east side yard setback is 1.8m.

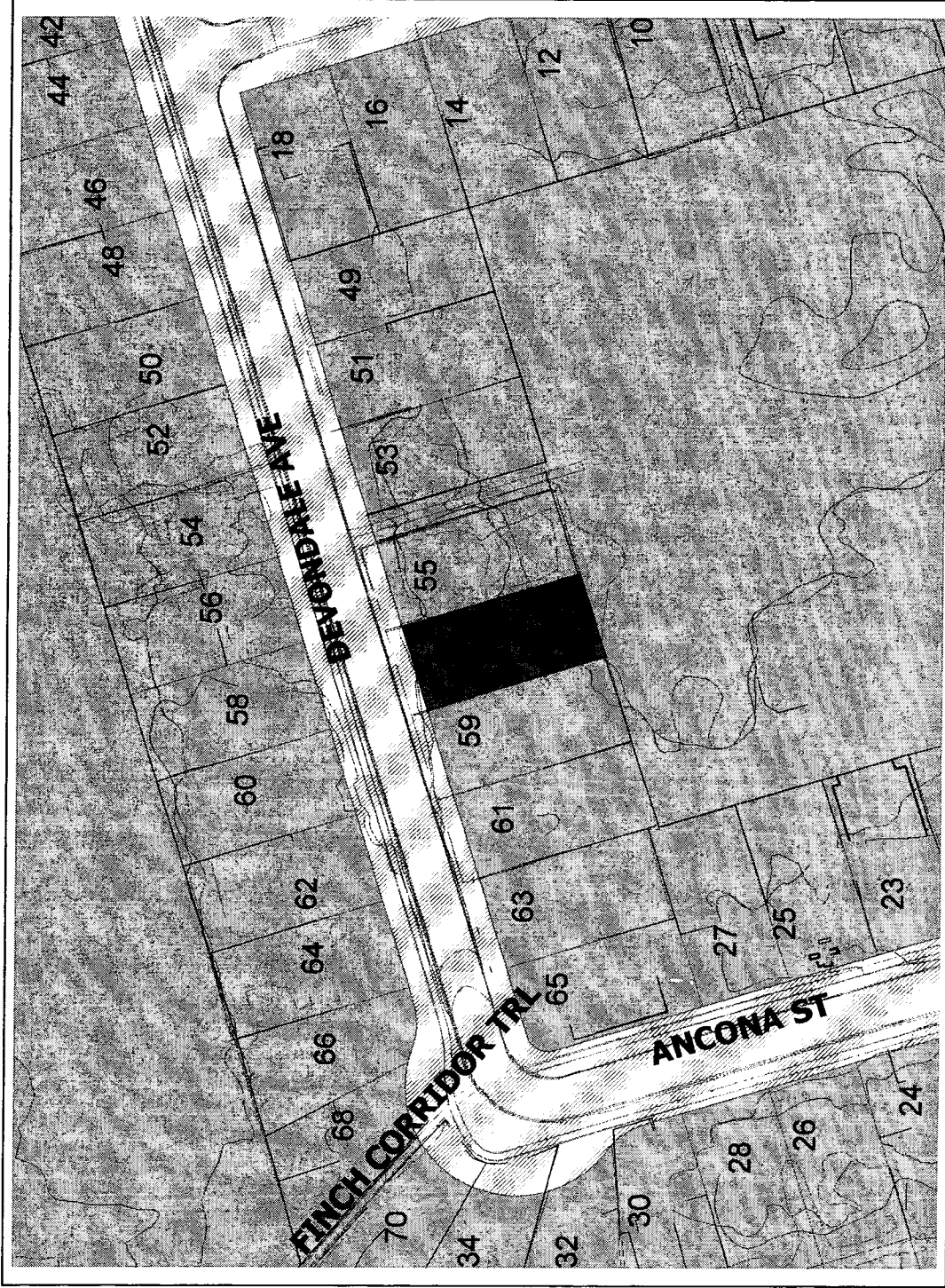
Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

:sl

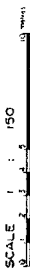
57 Devondale Ave.

A308/13NY

City of Toronto



SCALE 1 : 150



NOTE: THIS PLAN MUST BE READ IN CONNECTION WITH SURVEY REPORT DATED 4/1/79 1006

THIS PLAN AND REPORT WERE PREPARED FOR AMBIENT DESIGNS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

DISTANCES SHOWN HEREON ARE TO BE
 AND CAN BE CONVERTED TO
 FEET BY MULTIPLYING BY 3.28

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM RABIECAJ & CZERWINSKI, LITATRIC LAND SURVEYORS.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF DEVONDALE AVENUE BEARING A BEARING OF N 72° 50' 50" E AS SHOWN ON BOUNDARIES ACT PLAN BA-1447

[illegible]

1 CERTIF. THAT

2 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE

3 WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE

4 REGULATIONS MADE UNDER THEM.

5 THE SURVEY WAS COMPLETED ON JUL 7th 1999

6 THIS PLAN WAS UPDATED ON FEBRUARY 01st 2000

DATE July 22, 1999

U

RABIDEAU & CZERWINSKI
LAND SURVEYORS
777-E THE QUEENSWAY, TORONTO, ONTARIO
M8Z 1N4
(416) 252-2511

DRAWN : S / C / AOW	CHECKED BY : S. P.	OR AN M ^o 29/06/2010
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ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1244367

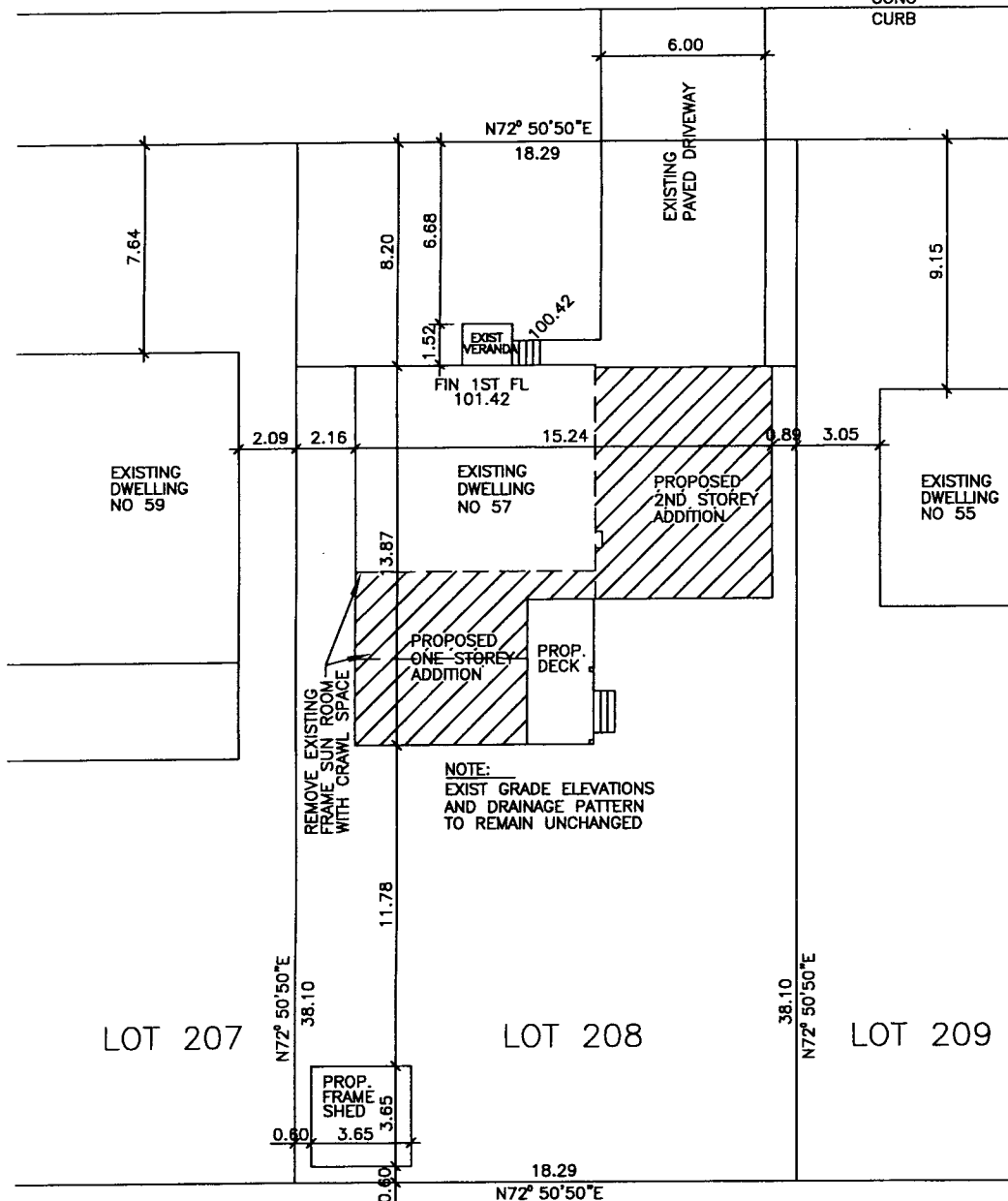


THIS PLAN IS NOT VALID
UNLESS IT IS AN ENCLOSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH

DEVONDALE AVENUE

100.00
C. OF ROAD

CONC CURB



SITE INFO

LOT AREA	=	696.85m ²
30% COVERAGE	=	209.05m ²
ACTUAL COVERAGE	=	179.50m ²
EXIT FL AREA	=	111.99m ²
PROP FL AREA	=	103.75m ²
TOTAL FL AREA	=	215.74m ²
MAX. HEIGHT	=	8.80m/mid roof
ACTUAL HEIGHT	=	7.960m

SITE PLAN 1:200

THIS SITE PLAN IS BASED ON PLAN OF SURVEY OF LOT 208, R. PLAN 4259 CITY OF TORONTO

SURVEY PREPARED BY:
RABIDEAU & CZERWINSKI
ONTARIO LAND SURVEYORS

THE UNDERSIGNED HAS REVIEWED & TAKEN RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

PRIOR TO PERMIT APPLICATION OWNER/APPLICANT SHOULD HAVE PPR (PRELIMINARY PROJECT REVIEW) AND BE RESPONSIBLE FOR SAME.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE SITE, REPORTING ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION.

ONLY FINAL APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.
DO NOT SCALE DRAWINGS.

MP DESIGN & ASSOCIATES

44 GOODMARK PL. UNIT #1 TEL (416) 675-2997
TORONTO, ONT. M9W 6N6 FAX (416) 675-4574

PROJECT

PROPOSED ALTERATIONS
AND 2ND STOREY ADDITION

FOR: MR & MRS X. FERNANDES
AT: 57 DEVONDALE AVENUE
CITY OF TORONTO

DRAWING

SITE PLAN

DRAWN MSP

DATE NOV. 2012

CHECKED

SCALE 1:200

PROJECT NO
12-204

DRAWING NO
SP