



City Planning Division
Jennifer Keesmaat, MES MCIP RPP
Chief Planner and Executive Director

City Planning

North York Civic Centre
5100 Yonge Street
North York, Ontario
Canada, M2N 5V7
Tel.: (416) 395-7100
Fax: (416) 395-7200

Mailed on/before: Monday, May 13, 2013

PUBLIC HEARING NOTICE

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

MEETING DATE AND TIME: Thursday, May 23, 2013 at 11:30a.m.

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

File Number:	A274/13NY	Zoning	R4 [PPR]
Owner(s):	WEN JUN ZHU HANG YUE	Ward:	Willowdale (23)
Agent:	CHOW ASSOCIATES INC		
Property Address:	115 ALFRED AVE	Community:	North York
Legal Description:	PLAN M372 PT LOT 398		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral, at grade, two car garage. The existing dwelling would be demolished.

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

North York Zoning By-law No. 7625

- Existing lot frontage and width is 12.19m
WHEREAS the minimum required lot frontage and width is 15.0m;
- Existing lot area is 445.86m²
WHEREAS the minimum required lot area is 550m²;
- Proposed east side yard setback of 1.17m
WHEREAS the minimum required east side yard setback is 1.52m;
- Proposed lot coverage of 31.6% of the lot area
WHEREAS the maximum permitted lot coverage is 30% of the lot area;
- Proposed building height of 9.15m
WHEREAS the maximum building height is 8.8m; and
- Proposed rear deck has a projection of 4.42m with a height of 1.5m
WHEREAS the maximum permitted rear deck projection is 2.1m having a maximum height of 1.0m.

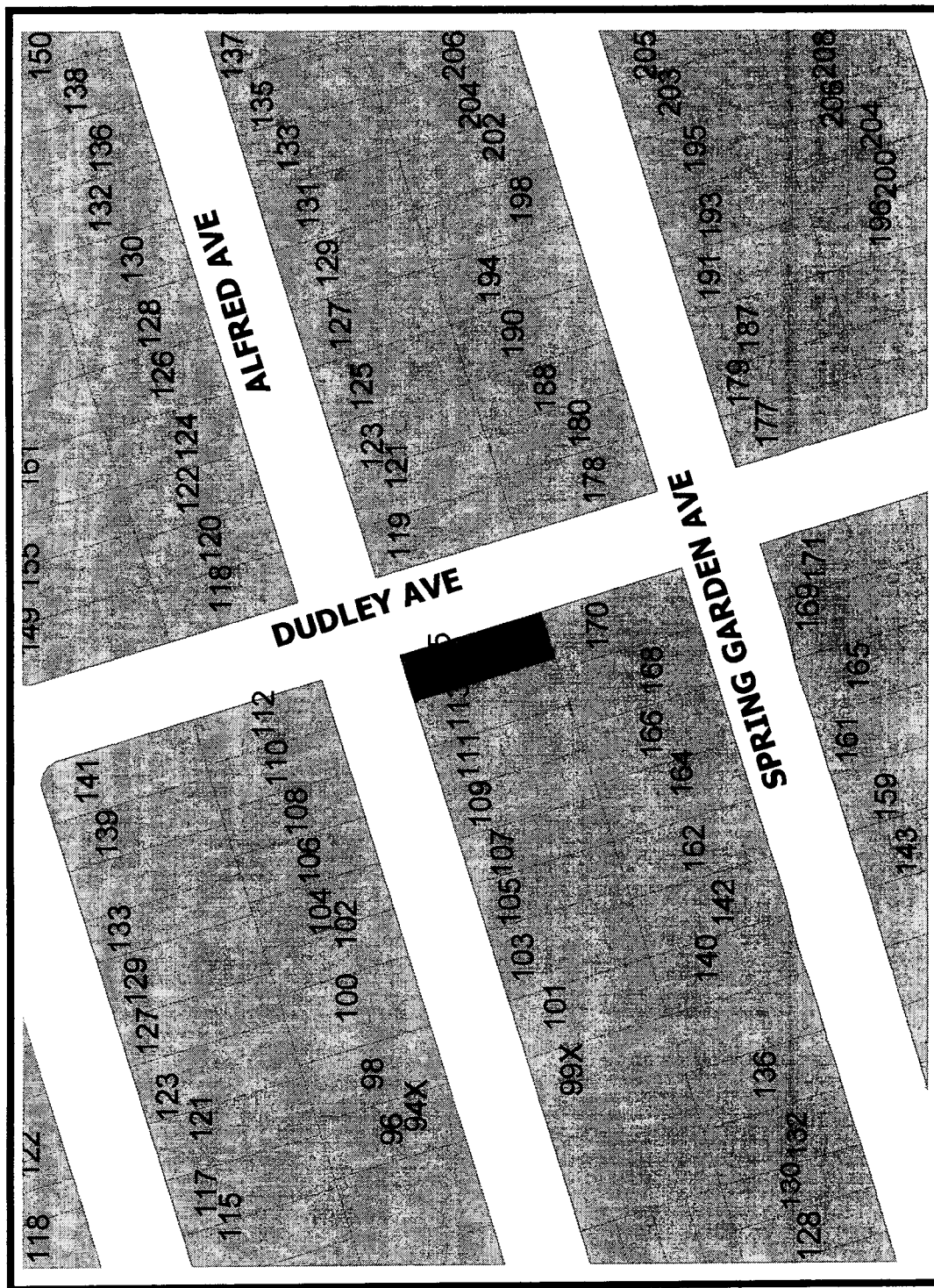
Dan Antonacci (signed)
Manager and Deputy Secretary-Treasurer
North York Panel

:so



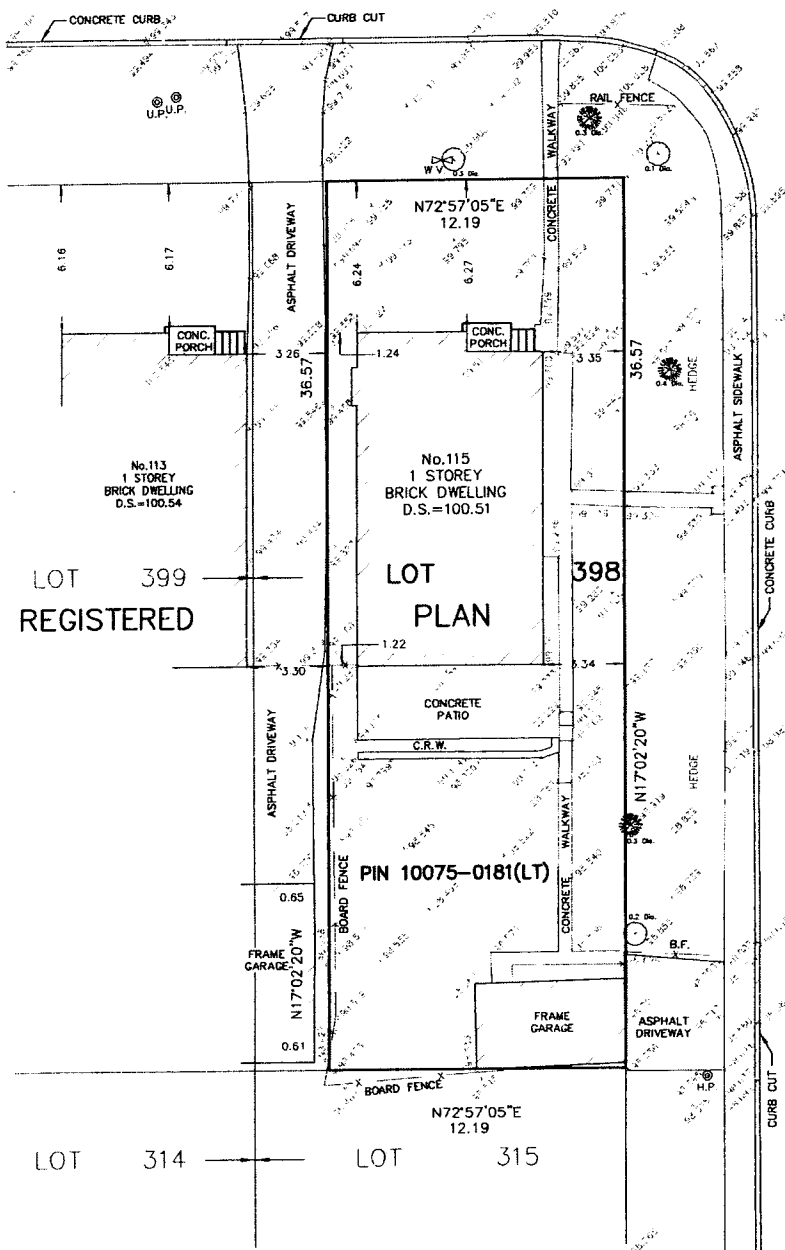
115 ALBERT AVENUE

A274/13NY



ALFRED AVENUE (FORMERLY HARDING ROAD BY REGISTERED PLAN M-372)

SKETCH SHOWING ELEVATIONS OF
PART OF LOT 398
REGISTERED PLAN M-372
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)



AVENUE

M-372

DUDLEY

(BY REGISTERED PLAN M-372)

SCALE 1:200
10m 5 0 10 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- D.S. DENOTES FINISHED SILL ELEVATION AT ENTRY
- N.S.E.W. DENOTES NORTH, SOUTH, EAST, WEST
- B.F. DENOTES BOARD FENCE
- C.R.W. DENOTES CONCRETE RETAINING WALL
- CONC. DENOTES CONCRETE
- U.P. DENOTES UTILITY POLE
- W.V. DENOTES WATER VALVE
- M.H. DENOTES MAN HOLE
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE

NOTE

ELEVATIONS ARE ASSUMED AND RELATED TO THE CENTRELINE OF ROAD,
ELEVATION = 99.883m.

SURVEYOR'S CERTIFICATE

THE FIELD OBSERVATIONS REPRESENTED ON THIS PLAN WERE
COMPLETED ON THE 5th DAY OF JULY, 2012

JULY 12, 2012
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR
MORTGAGE OR TRANSACTION PURPOSES.

MANDARIN SURVEYORS LIMITED

ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYOR.COM

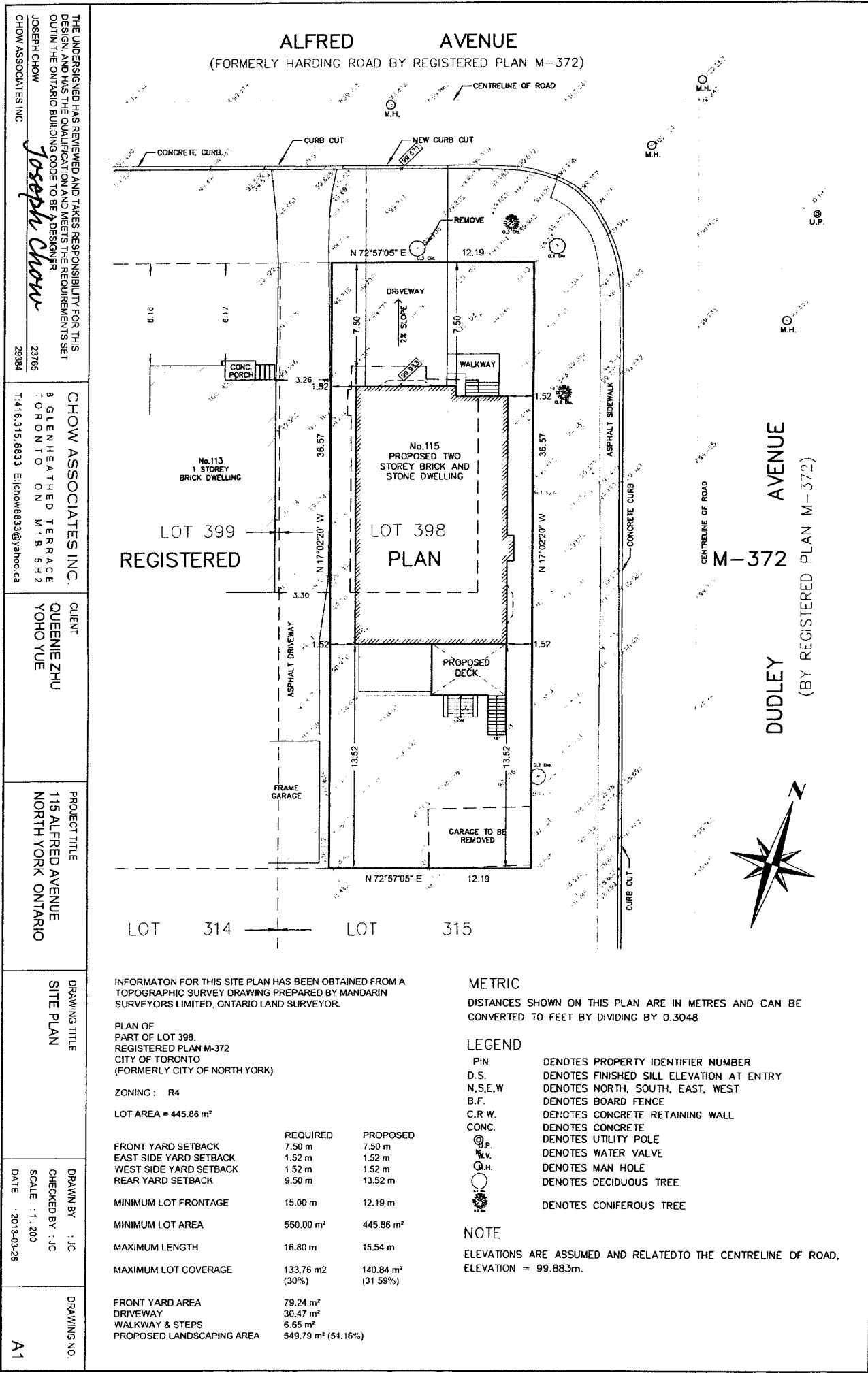
42 RAVENCLIFF CRESCENT PHONE: (647) 430-1366 FAX: (647) 799-4068
TORONTO, ONTARIO, M1T 1R8 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

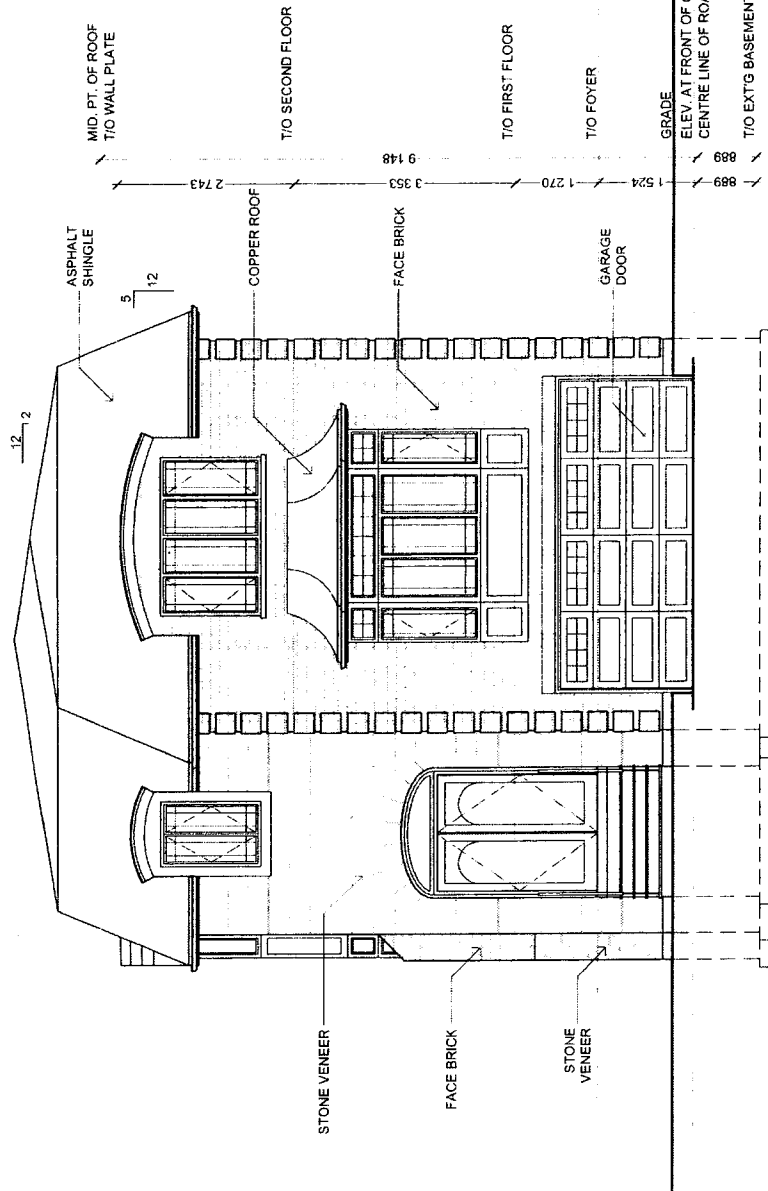
SURVEY BY: S.Z.

CAD No: 12-050TP

JOB No: 2012-050

APR 05 2013





THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. JOSEPH CHOW CHOW ASSOCIATES INC.	23705		PROJECT TITLE 115 ALFRED AVENUE NORTH YORK ONTARIO	DRAWING TITLE FRONT ELEVATION	DRAWN BY : JC CHECKED BY : JC SCALE : 1:75 DATE : 2013-03-26	DRAWING NO A5
	29394					
CHOW ASSOCIATES INC. 8 GLENHEATHER TERRACE TORONTO ON M1B5H2 T: 416.315.8833 E: jchow8833@yanoo.ca		CLIENT QUEENIE ZHU YOHO YUE				

JOSEPH CHOW
 CHOW ASSOCIATES INC.
 23765
 28384