



STAFF REPORT

Committee of Adjustment Application

Date:	May 15, 2013
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. A308/13NY Address: 57 DEVONDALE AVE Application to be heard: Thursday, May 23, 2013 at 4:00 p.m.

RECOMMENDATION

Staff recommends that the east side yard setback of the second storey portion of the proposed addition be increased.

APPLICATION

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

REQUESTED VARIANCE TO THE ZONING BY-LAW:

North York Zoning By-law No. 7625

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

COMMENTS

The applicant proposes to construct a rear one-storey addition and a front second storey addition over the existing garage.

Planning staff are of the opinion that the proposed setback of the second storey of the addition, being 0.89 m (east side) from the lot line is in close proximity to the neighbouring dwelling to the east which could result in privacy and overlook concerns.

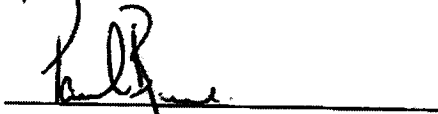
Therefore, planning staff recommend the second storey of the proposed addition to the east side of the dwelling be stepped back from the ground floor portion of the addition so as to increase the setbacks for the second storey.

Respectfully submitted,

CONTACT

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SIGNATURE



for Allen Appleby
Director, Community Planning, North York District

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