



STAFF REPORT
Committee of Adjustment
Application

Date:	Tuesday, November 19, 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. A706/13NY Address: 148 MCKEE AVENUE Application to be heard: Wednesday, November 20, 2013 at 10:00 a.m.

APPLICATION

To construct a new three-storey dwelling with an integral garage on vacant land.

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

1. Section 13.2.1, By-law No. 7625 and Section 6(8), By-law No. 7625
Existing/proposed lot frontage and width of 7.62m
WHEREAS the minimum required lot frontage and width is 15m;

2. Section 13.2.2, By-law No. 7625
Existing/proposed lot area is 295.62m²
WHEREAS the minimum required lot area is 550m²;

3. Section 13.2.3(b), By-law No. 7625 and Section 1.20.3(3), By-law No. 569-2013
Proposed east side yard setback of 0.61m
WHEREAS the minimum required east side yard setback is 1.8m;

4. Section 13.2.3(b), By-law No. 7625 and Section 1.20.3(3), By-law No. 569-2013
Proposed west side yard setback of 1.22m
WHEREAS the minimum required west side yard setback is 1.8m;

5. Section 13.2.3(b), By-law No. 7625 and Section 10.20.30.40.(1), By-law No. 569-2013
Proposed lot coverage of 31.74% of the lot area
WHEREAS the maximum permitted lot coverage is 30% of the lot area;

6. Section 13.2.6, By-law No. 7625
Proposed building height of 9.1m
WHEREAS the maximum permitted building height is 8.8m;

7. Section 10.20.40.10.(2), By-law No. 569-2013

Proposed height of the side exterior main walls facing a side lot line of 7.98m

WHEREAS the maximum permitted height of all side exterior main walls facing a side lot line is 7.5m;

8. Section 10.20.40.10.(3), By-law No. 569-2013

Proposed number of storeys is 3

WHEREAS the maximum permitted number of storeys is 2; and

9. Section 10.5.40.70(1)(B), By-law No. 569-2013

Proposed front yard setback of 5.5m

WHEREAS the minimum required front yard setback is 7.62m.

COMMENTS

The property was subject to two other previous applications. The first application was made in 1984 where the proposal was refused by the Committee of Adjustment and the decision was upheld by the Ontario Municipal Board. The second application was heard at the Committee of Adjustment on April 21, 2008 and was also refused.

Planning staff wrote against the second application with the concern of the application setting a precedent as it could encourage the creation of undersized lots in the surrounding neighbourhood.

The application before the Committee of Adjustment today seeks to construct a dwelling on the existing vacant lot similar to the application heard in April 2008. Therefore, the report written for that previous application A0187/08NY still stands. Please see the attached report for further information.

Respectfully submitted,

CONTACT

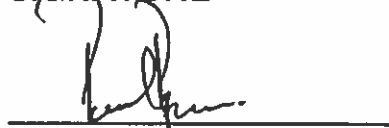
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SIGNATURE



for Allen Appleby
Director, Community Planning, North York District

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