

Mailed on/before: Friday, November 8, 2013

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

**MEETING DATE AND TIME:** Wednesday, November 20, 2013 at 10:00 AM

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

File Number:	A706/13NY	Zoning	R4 / RD (f15.0; a550) (x5)[ZCC]
Owner(s):	ECO FRIENDLY CONSTRUCTION INC.	Ward:	Willowdale (23)
Agent:	INTEGRAL DESIGN ASSOCIATES		
Property Address:	148 MCKEE AVE	Community:	North York
Legal Description:	PLAN 2633 LOT 31		

**PURPOSE OF THE APPLICATION:**

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

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

- 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;
- Section 13.2.2, By-law No. 7625**  
Existing/proposed lot area is 295.62m<sup>2</sup>  
WHEREAS the minimum required lot area is 550m<sup>2</sup>;
- 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;
- 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;
- 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;

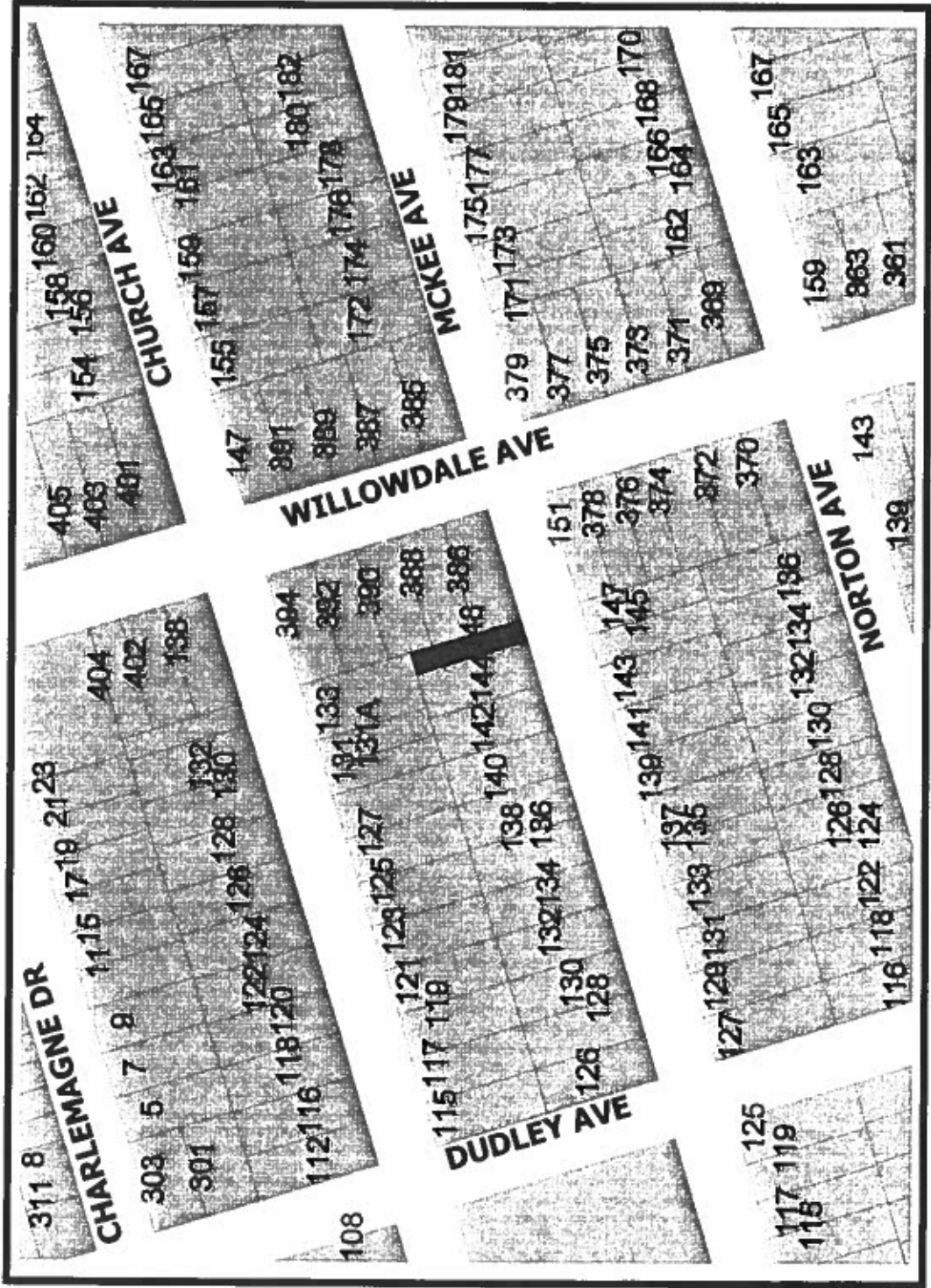
6. **Section 13.2.6, By-law No. 7625**  
Proposed building height of 9.1m  
WHEREAS the maximum permitted building height is 8.8m;
7. **Section 10.20.40.10.(2), By-law No. 569-2013**  
Proposed height of the side exterior main walls facing a side lot line of 7.98m  
WHEREAS the maximum permitted height 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.

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



# 148 MCKEE AVENUE

A706/13NY



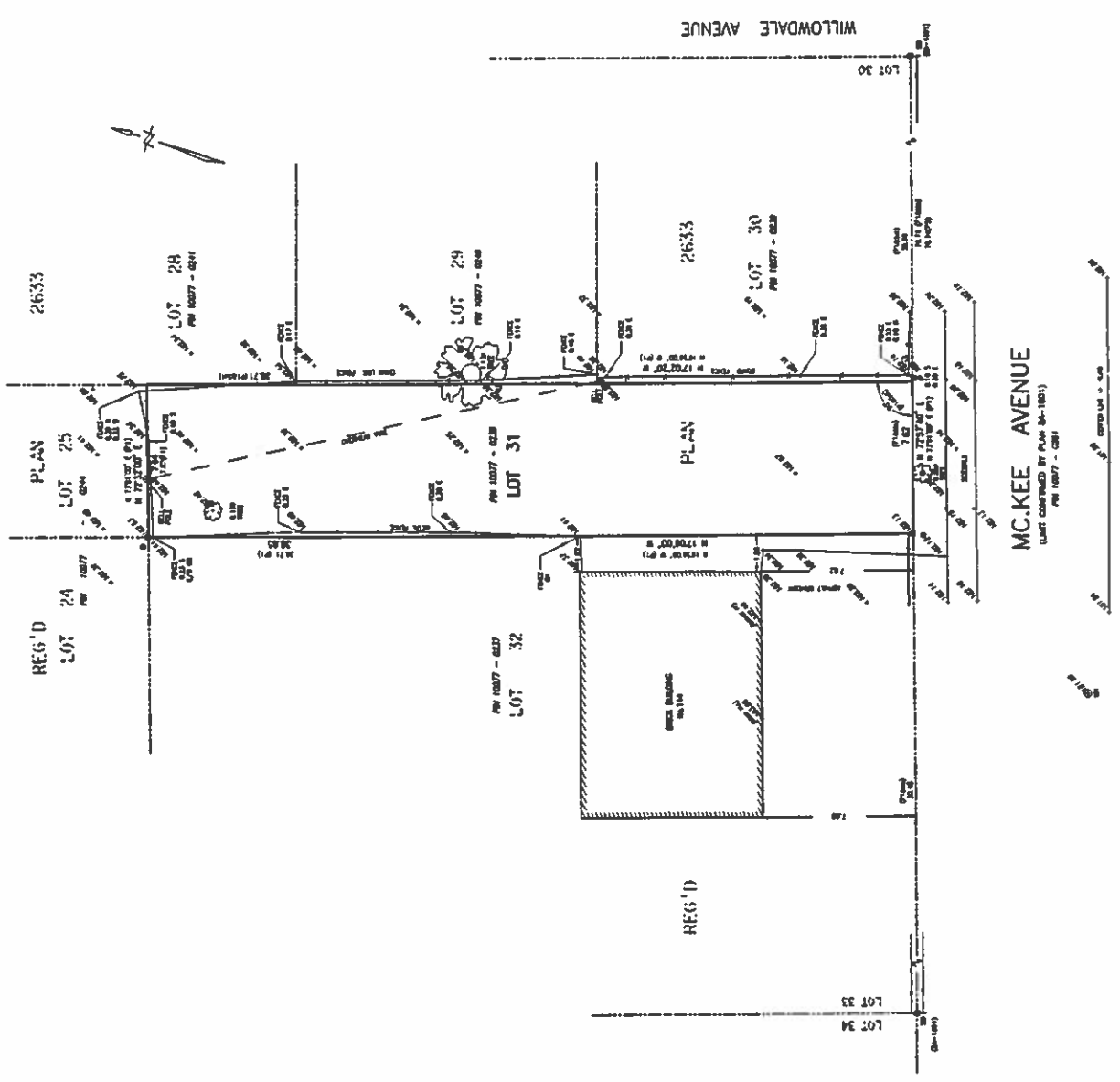
TOPOGRAPHIC SURVEY OF  
**LOT 31**  
**REGISTERED PLAN 2633**  
 CITY OF TORONTO  
 (FORMERLY THE CITY OF NORTH YORK)



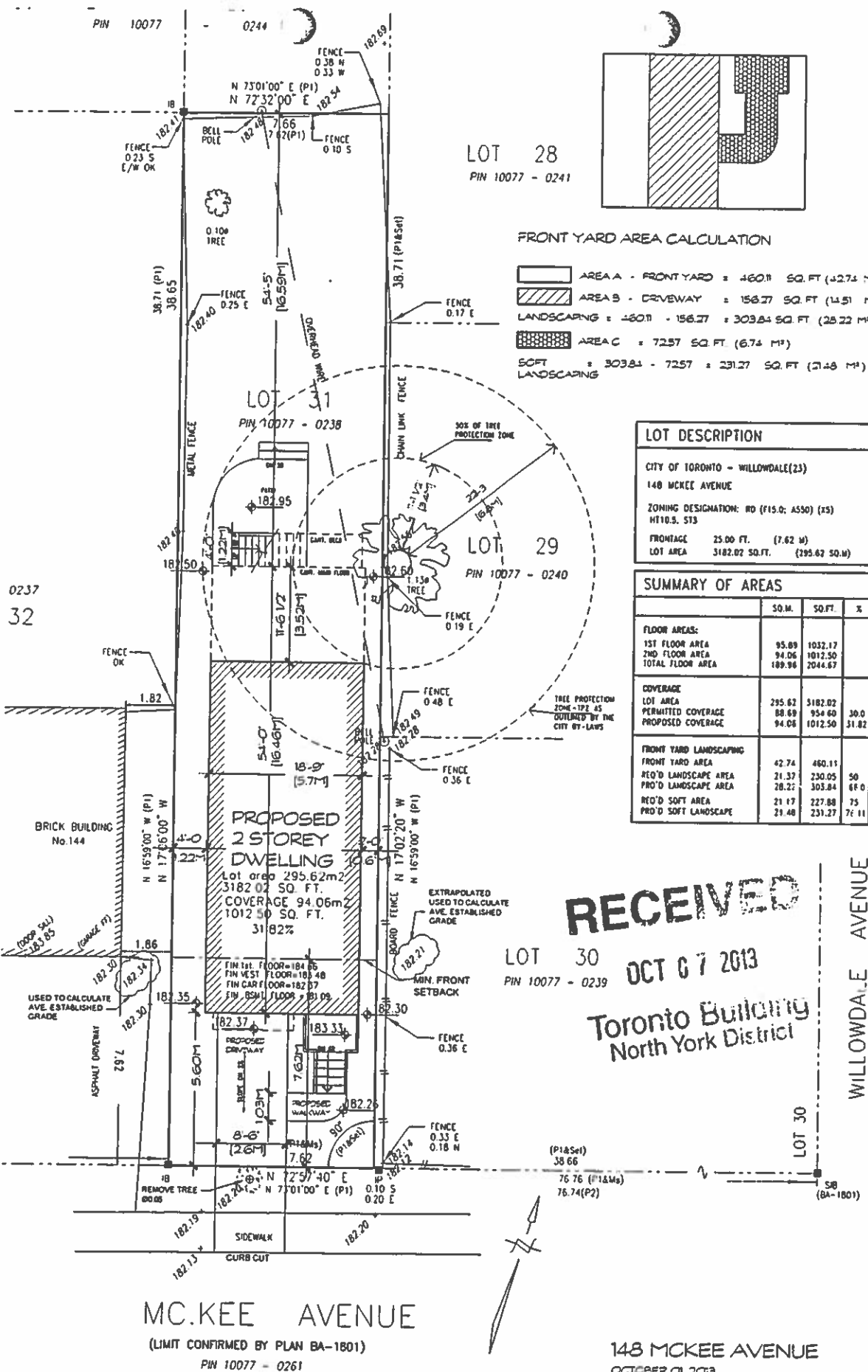
SCALE 1 : 150  
 David Horwood Ltd., Ontario Land Surveyors  
 2 0 0 8  
 NOTE: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
 MAY BE CONSIDERED TO FEET BY DIVIDING BY 0.3048

- LEGEND**
- Iron Bar
  - Steel Bar
  - Aluminum Bar
  - Concrete
  - Asphalt
  - Gravel
  - Grass
  - Water
  - Tree
  - Shrub
  - Plant
  - Structure
  - Boundary
  - Survey Line
  - Reference Point
  - Level
  - Spot Height
  - Spot Elevation
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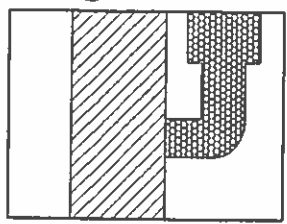
**BENCHMARK**  
 DATUM: MEASUREMENTS MADE AND RETURNED TO THE CITY OF TORONTO  
 BENCHMARK No. 11-13015 FOUND ON CORNER OF 183.218 m.  
 DATE: February 20, 2008  
 DAVID HORWOOD, O.L.S.



PROJECT No. 0947  
 3000 11th Avenue, Unit 17, Markham, Ontario L3R 0B7  
 Tel: (905) 477-1111 Fax: (905) 477-1112  
 121 Leslie Road, 2nd floor, Markham, Ontario L3R 3G4  
 Tel: (905) 947-1111 Fax: (905) 947-1112  
 David Horwood Limited  
 Ontario Land Surveyors  
 O.L.S. No. 11011



LOT 28  
PIN 10077 - 0241



FRONT YARD AREA CALCULATION

- AREA A - FRONT YARD = 460.11 SQ. FT. (42.74 M<sup>2</sup>)
- AREA B - DRIVEWAY = 156.27 SQ. FT. (14.51 M<sup>2</sup>)
- LANDSCAPING = 460.11 + 156.27 = 616.38 SQ. FT. (57.25 M<sup>2</sup>) (66.04%)
- AREA C = 72.57 SQ. FT. (6.74 M<sup>2</sup>)
- SOFT LANDSCAPING = 616.38 - 72.57 = 543.81 SQ. FT. (50.41 M<sup>2</sup>) (76.14%)

LOT DESCRIPTION	
CITY OF TORONTO - WILLOWDALE(23)	
148 MCKEE AVENUE	
ZONING DESIGNATION: RD (R15.0; A550) (R5)	
M10.5, S13	
FRONTAGE	25.00 FT. (7.62 M)
LOT AREA	3182.02 SQ.FT. (295.62 SQ.M)

SUMMARY OF AREAS			
	SO.M.	SO.FT.	%
<b>FLOOR AREAS:</b>			
1ST FLOOR AREA	95.89	1032.17	
2ND FLOOR AREA	94.06	1012.50	
TOTAL FLOOR AREA	189.96	2044.67	
<b>COVERAGE</b>			
LOT AREA	295.62	3182.02	
PERMITTED COVERAGE	88.69	954.60	30.0
PROPOSED COVERAGE	94.06	1012.50	31.82
<b>FRONT YARD LANDSCAPING</b>			
FRONT YARD AREA	42.74	460.11	
REQ'D LANDSCAPE AREA	21.37	230.05	50
PRO'D LANDSCAPE AREA	28.22	303.84	66.0
REQ'D SOFT AREA	21.17	227.88	75
PRO'D SOFT LANDSCAPE	21.48	231.27	71.11

**RECEIVED**

LOT 30  
PIN 10077 - 0239  
OCT 07 2013

Toronto Building  
North York District

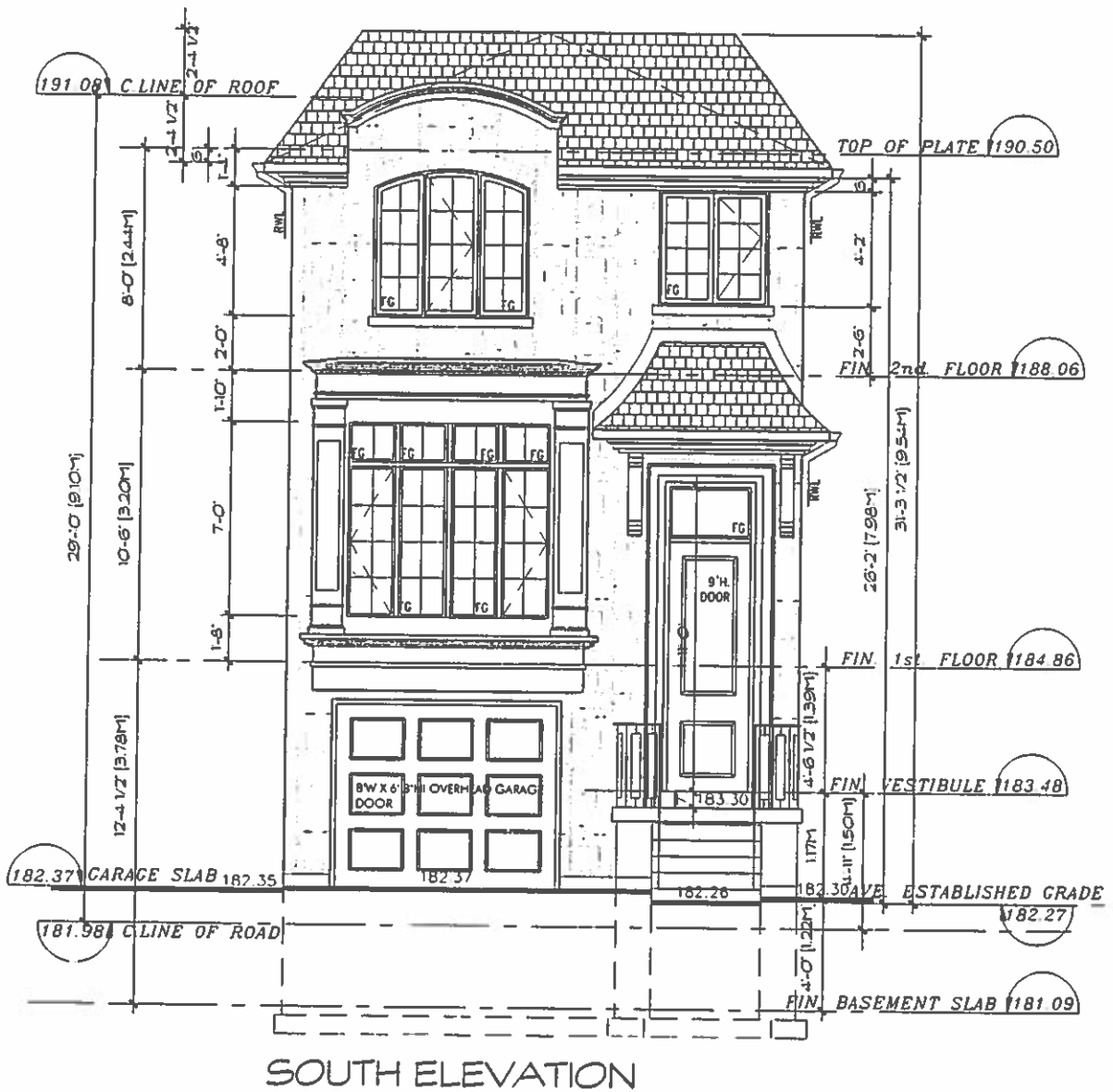
WILLOWDALE AVENUE

MC.KEE AVENUE  
(LIMIT CONFIRMED BY PLAN BA-1801)  
PIN 10077 - 0261

148 MCKEE AVENUE  
OCTOBER 01, 2013  
SCALE 3/32"=1'-0"

SITE PLAN

<p><b>INTEGRAL DESIGN ASSOCIATES</b></p>	<p>5671A Bathurst Street Toronto, Ontario M6A 2E6 Tel. (416) 781-7502 Fax (416) 781-7596</p>
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148 MCKEE AVENUE

OCTOBER 01, 2013  
SCALE 1/4"=1'-0"

<b>INTEGRAL DESIGN ASSOCIATES</b>	3671A Paterson Street
	Toronto, Ontario M6A 2E6
	Tel. (416) 787-2902
	Fax (416) 781-7596