36

TORONTO

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) 395-7000
Fax: (416) 395-7200

Mailed on/before: Friday, December 28, 2012

PUBLIC HEARING NOTICE

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

MEETING DATE AND TIME: Wednesday, January 9, 2013 at 1:30 p.m.

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

File Number:	A852/12NY	Zoning	R4 - Waiver -
Owner(s):	LIYA FU	Ward:	Willowdale (23)
Agent:	EMILY TSANG		
Property Address:	**66 PRINCESS AVE**	Community:	North York
Legal Description:	PLAN 1609 LOT 18		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling. The existing dwelling would be demolished.

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

1. Proposed lot coverage of 32% (193.2m^2 or 2079.7sq.ft.)
   WHEREAS a maximum of 30% (181.1m^2 or 1949.7sq.ft.) is permitted;

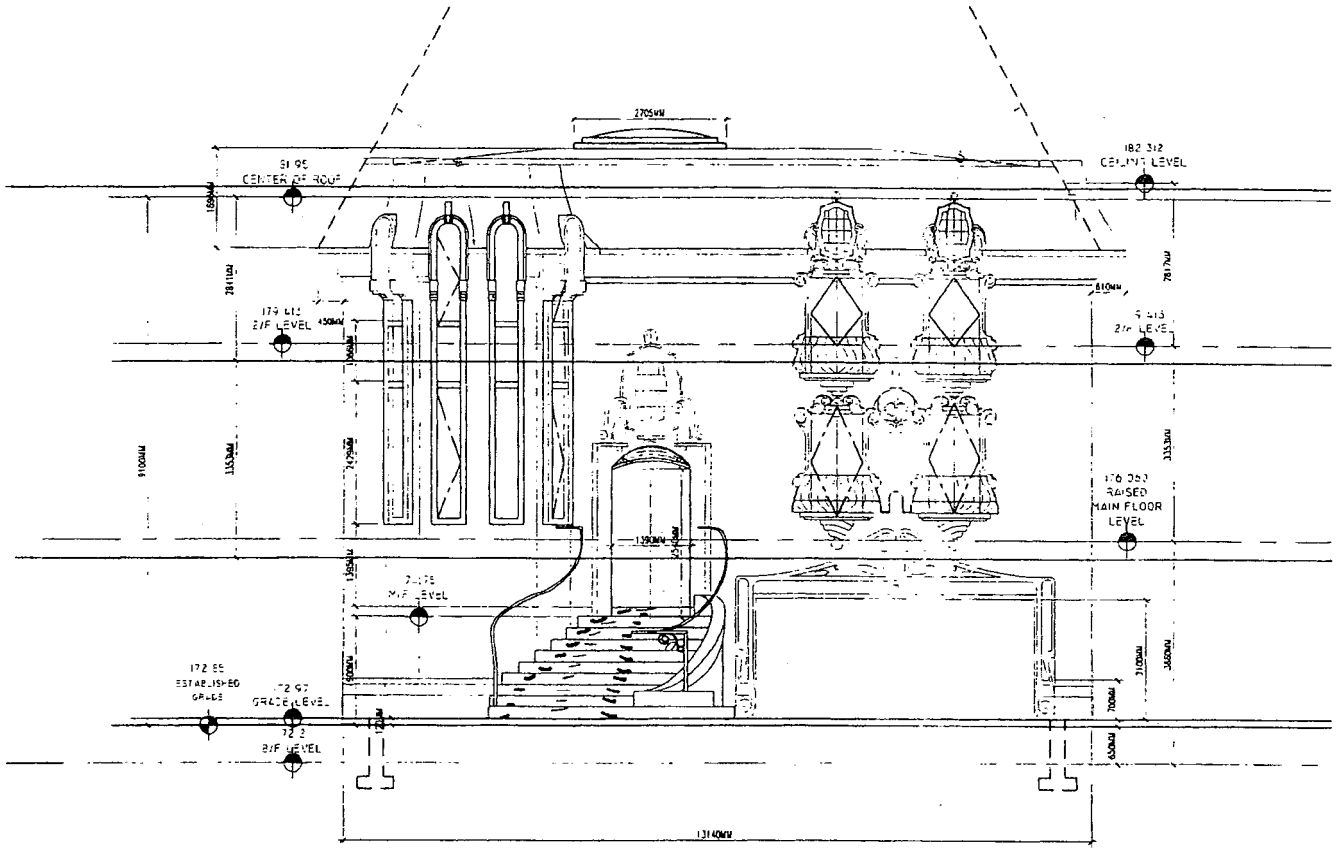
2. Proposed north side yard setback of 1.2m
   WHEREAS a minimum of 1.8m is required;

3. Proposed south side yard setback of 1.2m
   WHEREAS a minimum of 1.8m is required;

4. Proposed building height of 9.1m
   WHEREAS a maximum of 8.8m is permitted; and

5. Proposed finished first floor height of 1.9m
   WHEREAS a maximum of 1.5m is permitted.

Dan Antonacci (signed)
Manager & Deputy Secretary Treasurer
North York Panel
:mb



PROPOSED SOUTH ELEVATION

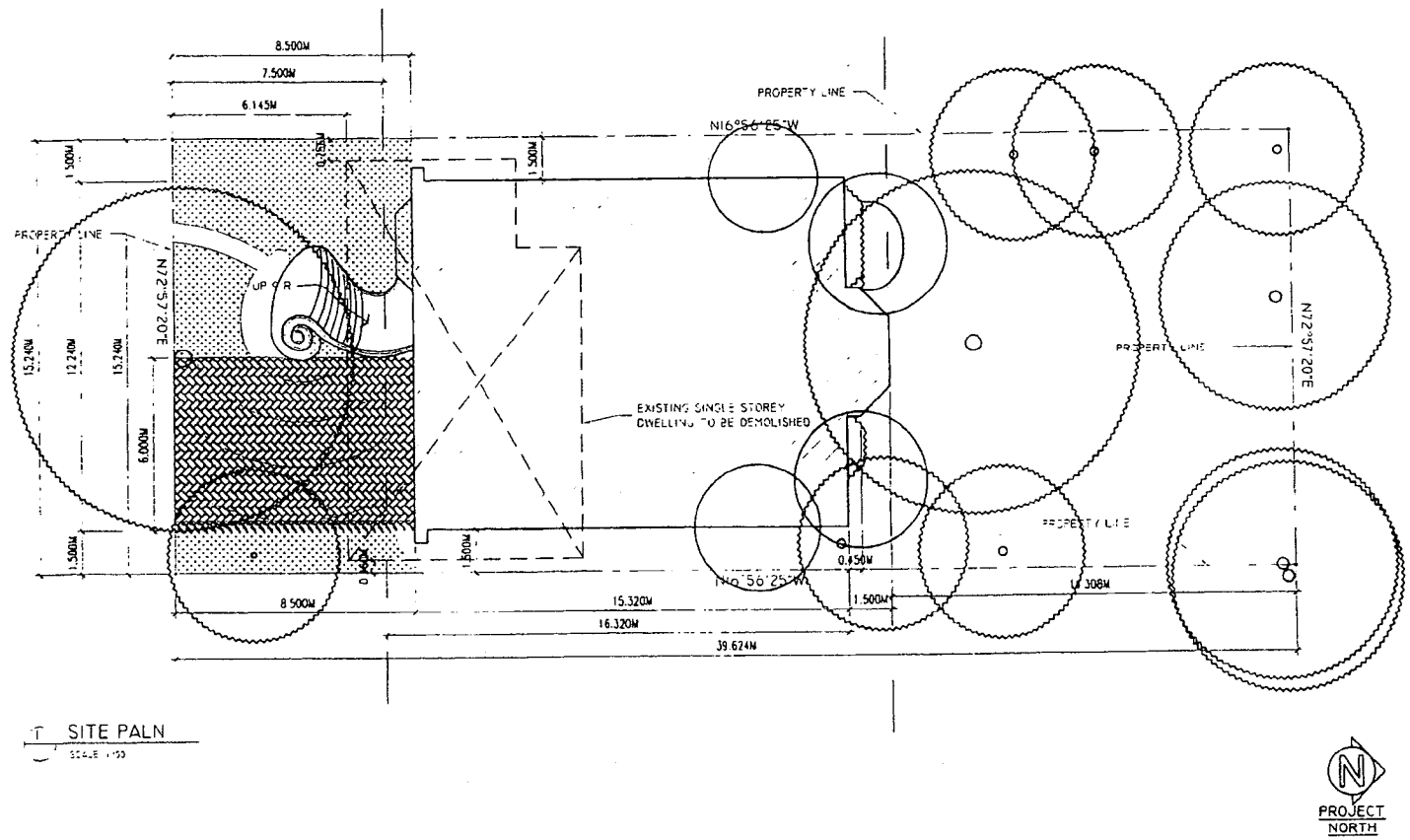
SCALE 1:50

Mosszen
DESIGN + INTERIORS

66 PRINCESS AVENUE
NORTH YORK ONTARIO

PROPOSED
SOUTH ELEVATION

E-01



SITE PALN

SCALE 1:100

SITE STATISTICS:
LOT AREA 603.79 SQ.M. (6496.78 SQ.FT.)
TOTAL LOT COVERAGE AREA 193.67 SQ.M. (2083.88 SQ.FT.) [32% OF LOT AREA]
GROSS FLOOR AREA 383.75 SQ.M. (4129.15 SQ.FT.)
FRONT YARD AREA 129.54 SQ.M. (1393.55 SQ.FT.)
LANDSCAPED AREA 78.54 SQ.M. (845.09 SQ.FT.)
DRIVEWAY AREA 51 SQ.M. (548.76 SQ.FT.)
SOFT LANDSCAPE AREA 59.35 SQ.M. (376.6 SQ.FT.) [75.56% OF LANDSCAPE AREA]

REVISIONS

PROJECT TITLE
66 PRINCESS AVENUE
NORTH YORK, ONTARIO

DRAWING TITLE
PROPOSED
SITE PLAN

Mosszen
DESIGN • INTERIORS

DATE
AUG 29, 2012

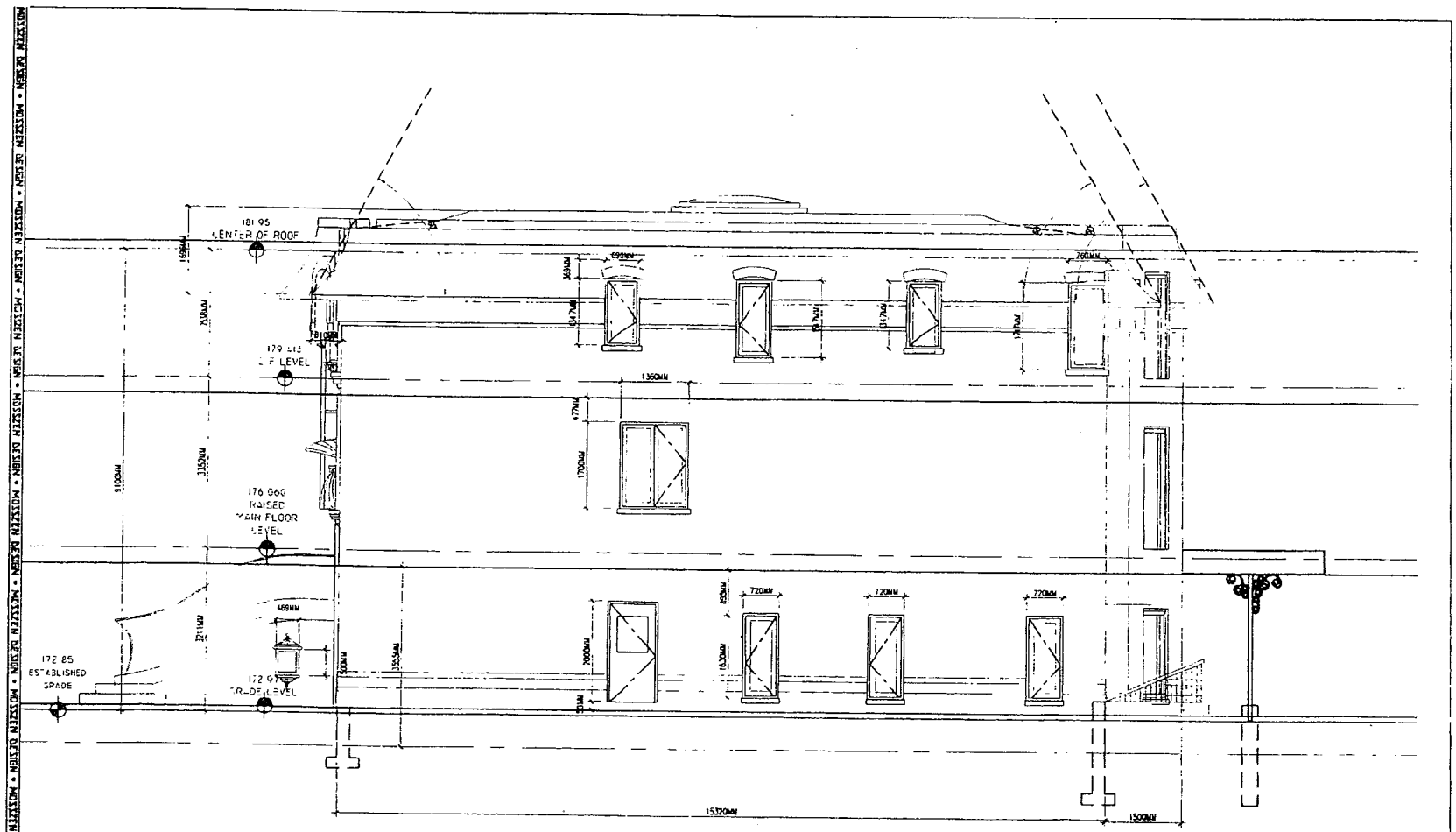
SCALE
1:100

DRAWN BY
EDC

PROJECT NO.
-12-

DRAWING NO.
A-01-R17

MOSSZEN DESIGN • MOSSZEN DESIGN • MOSSZEN DESIGN • MOSSZEN DESIGN • MOSSZEN DESIGN • MOSSZEN DESIGN • MOSSZEN DESIGN • MOSSZEN DESIGN • MOSSZEN DESIGN • MOSSZEN DESIGN



PROPOSED EAST ELEVATION

SCALE 1:50

Mosszen
DESIGN + INTERIORS

66 PRINCESS AVENUE
NORTH YORK ONTARIO

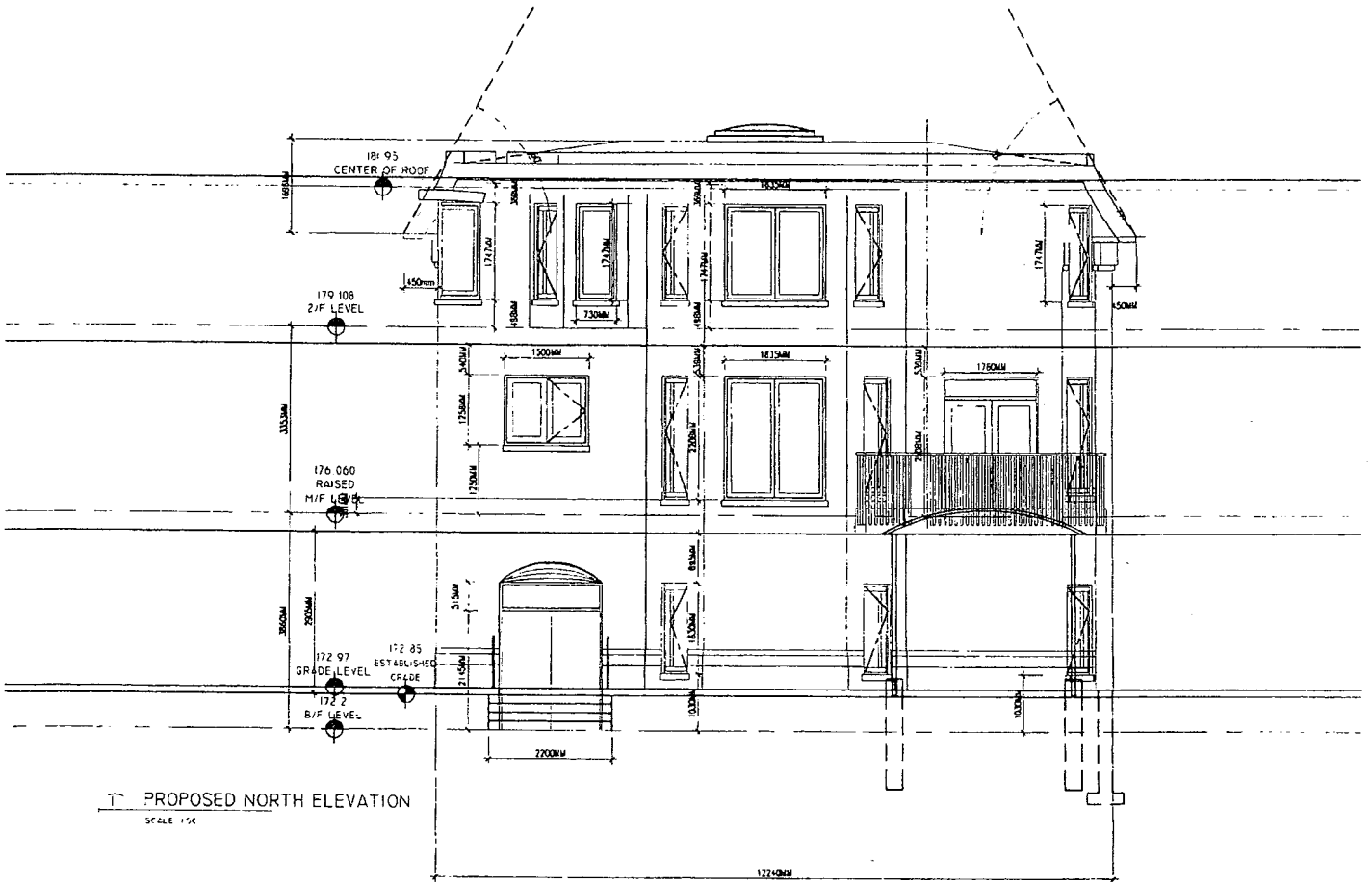
MAY 4, 2012

1:50

PROPOSED
EAST ELEVATION

EDC

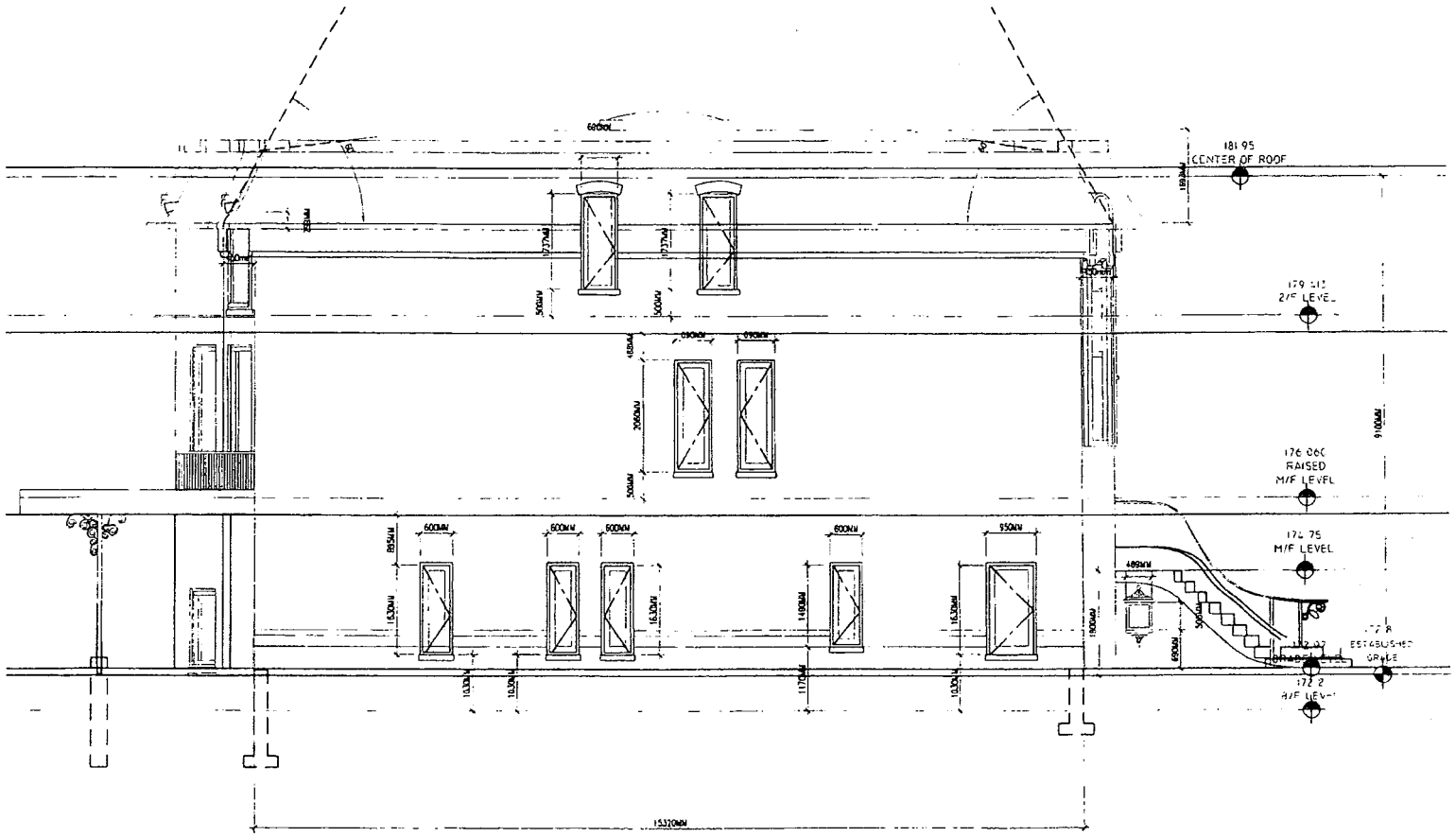
E-02



PROPOSED NORTH ELEVATION

SCALE 1/50

MOSSZEN DESIGN • MOSSZEN DESIGN • MOSSZEN DESIGN •



1" = PROPOSED WEST ELEVATION

SCALE: 1/8"

Mosszen
DESIGN + INTERIORS

66 PRINCESS AVENUE
NORTH YORK, ONTARIO

PROPOSED
WEST ELEVATION

E-04