



**STAFF REPORT**  
**Committee of Adjustment**  
**Application**

<b>Date:</b>	Jan 3, 2014
<b>To:</b>	<b>Chair and Members of the Committee of Adjustment North York District</b>
<b>From:</b>	Allen Appleby, Director, Community Planning, North York District
<b>Wards:</b>	Ward 16 (Eglinton-Lawrence)
<b>Reference:</b>	File Nos. A822/13NY Addresses: <b>682 Oriole Pkwy</b> Application to be heard: Jan 8, 2014

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## **RECOMMENDATION**

Staff recommend the Committee reduce the proposed building height.

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## **APPLICATIONS**

To construct a new three-storey detached dwelling with an integral one car garage. The existing dwelling would be demolished. A previous Committee of Adjustment Decision File A740/13NY, APPROVED variances for lot frontage, GFA, FSI, side yard setback and garage entrance; and REFUSED a variance for building height.

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

1. Section 4(2)(a), By-law No. 438-86  
The maximum permitted building height is 9.0m.  
The proposed building height is 11.27m.
2. Section 10.10.40.10(1)(A), By-law No. 569-2013  
The maximum permitted building height is 9.0m.  
The proposed building height is 11.27m.

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## **COMMENTS**

The subject property is located south of Lawrence Avenue West and west of Eglinton Park. The site is designated *Neighbourhoods* in the City of Toronto Official Plan and is zoned R1 in former City of Toronto By-law No. 438-86 and RD in the new City wide By-Law No. 569-2013. The applicant is proposing to construct a three storey dwelling with integral one car garage.

A 3 storey dwelling was recently approved by the Committee at the above noted location, however refused the 10.35m height variance. The applicant is further requesting a height variance of 11.27m, where 9m is permitted. There have been some approvals in the area for similar heights such as at 677 and 697 Oriole Pkwy (11.14m and 10.67m respectively), however the majority of approvals have been between 9.08m and 9.76m. Staff are of the opinion a building height of 11.27m is inappropriate in this location and propose the Committee recommend a reduction in the building height.

Respectfully submitted,

## **CONTACT**

Clíodhna Scanlon, Planner  
Phone: (416) 395-7129  
Fax: (416) 395-7155  
Email: [cscanlo@toronto.ca](mailto:cscanlo@toronto.ca)

## **SIGNATURE**

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Allen Appleby  
Director, Community Planning, North York District  
A822/13NY