

Mailed on/before: Friday, May 16, 2014

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

MEETING DATE AND TIME: Wednesday, May 28, 2014 at 1:30 p.m.

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

File Number:	A311/14NY	Zoning	R6/RD (f12.0; a370) [ZZC]
Owner(s):	VINCENZO RUFFOLO	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	137 FLORENCE AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 521		

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with an integral, at-grade, two car garage. The existing dwelling would be demolished.

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

- Section 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.00% of the lot area.
- Section 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10.00m.
The proposed building height is 10.26m.
- Section 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted exterior side main wall height is 7.50m.
The proposed exterior side main wall height is 7.68m.
- Section 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed west side yard setback is 0.86m.
- Section 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.61m.
- Section 14-A(3), By-law No. 7625**
The minimum required lot area is 371.00m².
The existing lot area is 297.26m².

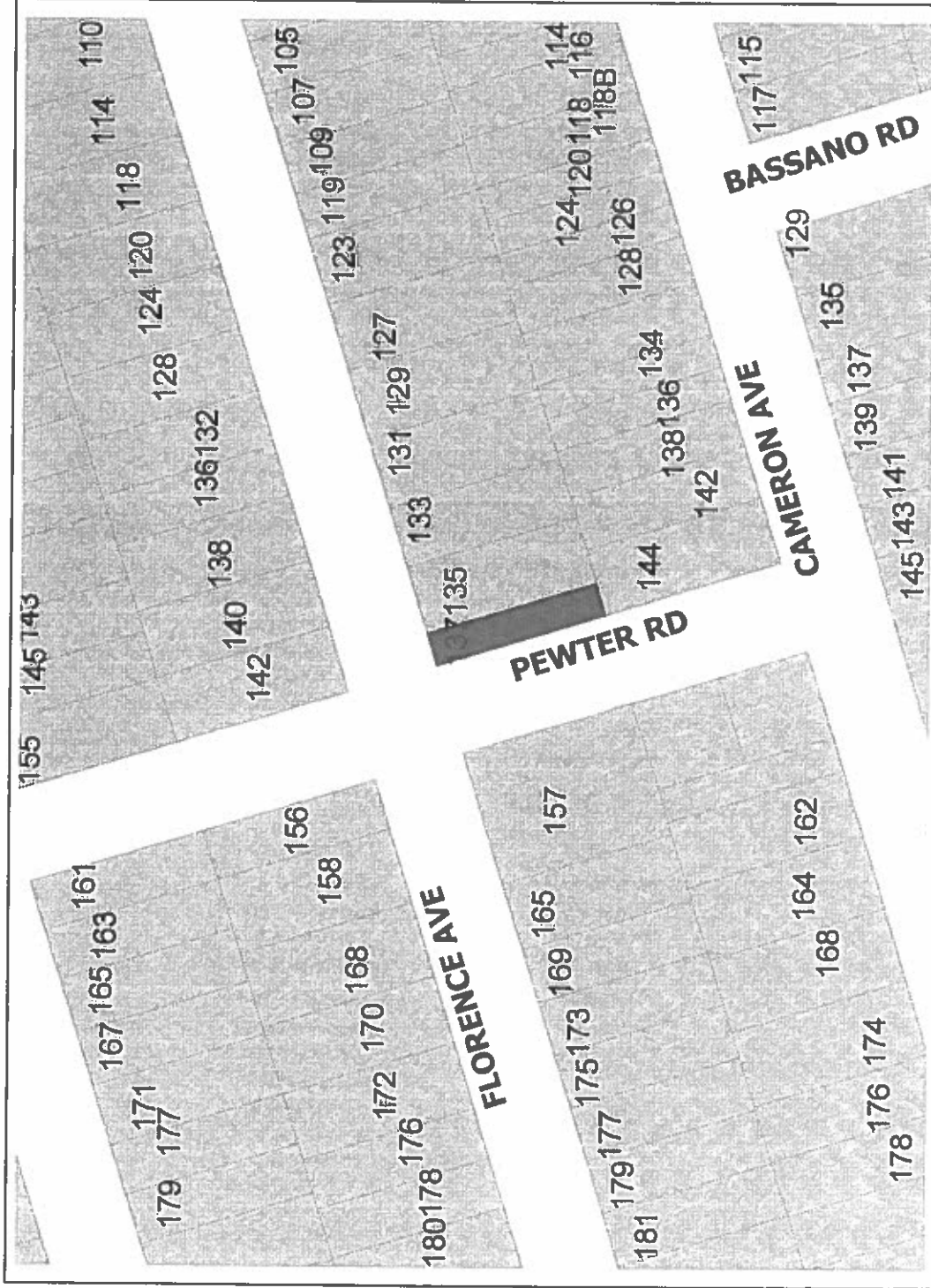
7. **Section 14-A(4), By-law No. 7625**
The minimum required lot frontage is 12.00m.
The existing lot frontage is 7.62m.
8. **Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.20m.
The proposed west side yard setback is 0.86m.
9. **Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 0.61m.
10. **Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.00% of the lot area.
11. **Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.80m.
The proposed building height is 9.03m.
12. **Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.30m.
The proposed building length is 15.44m.
13. **Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed, in this case 12.00m.
The existing lot width is 7.62m.

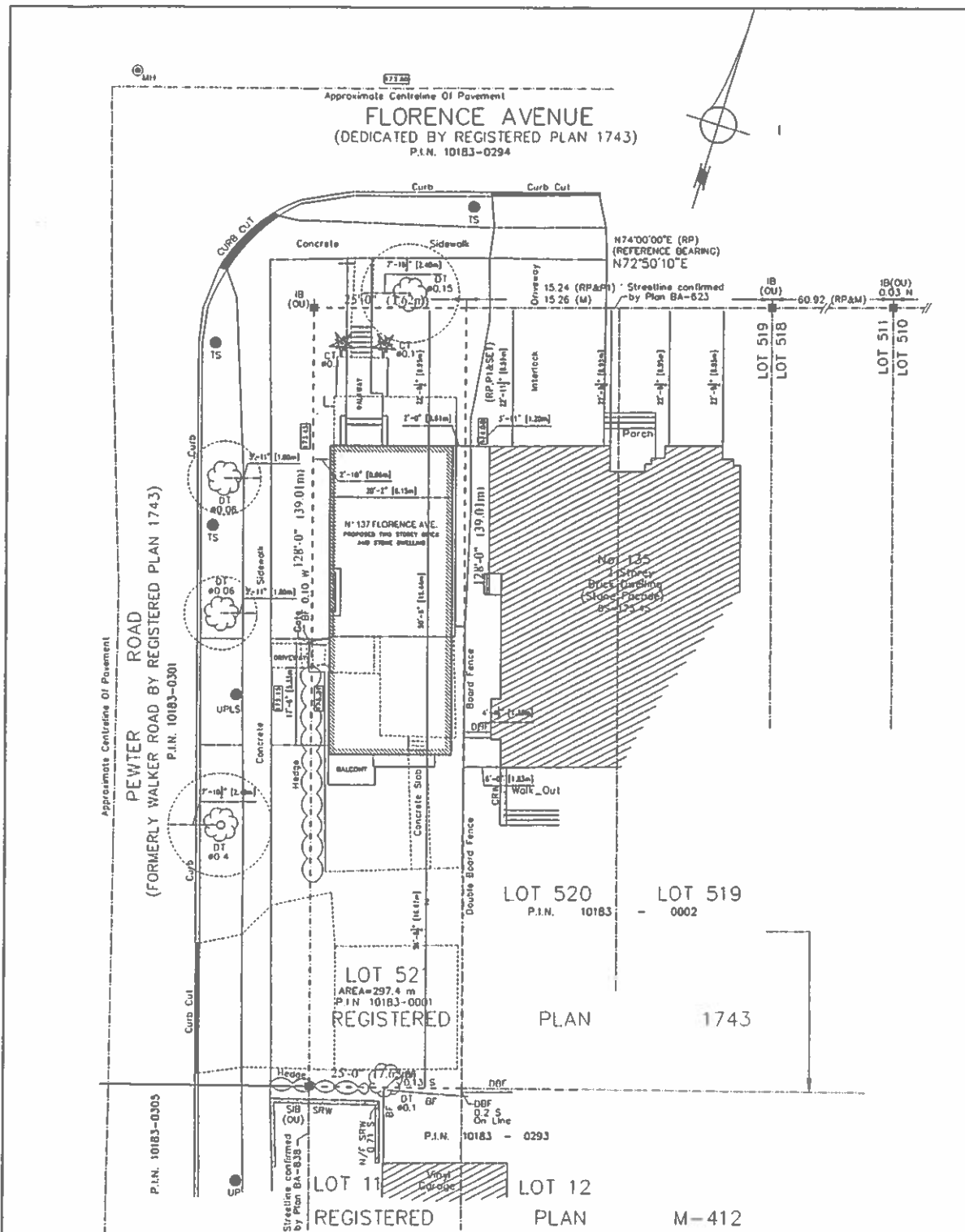
Dan Antonacci (signed)
Manager and Deputy Secretary-Treasurer
North York Panel
:bc



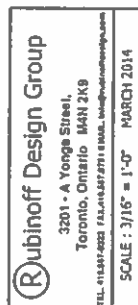
137 FLORENCE AVE.

A311/14NY

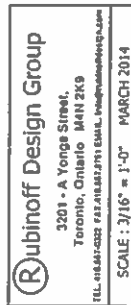




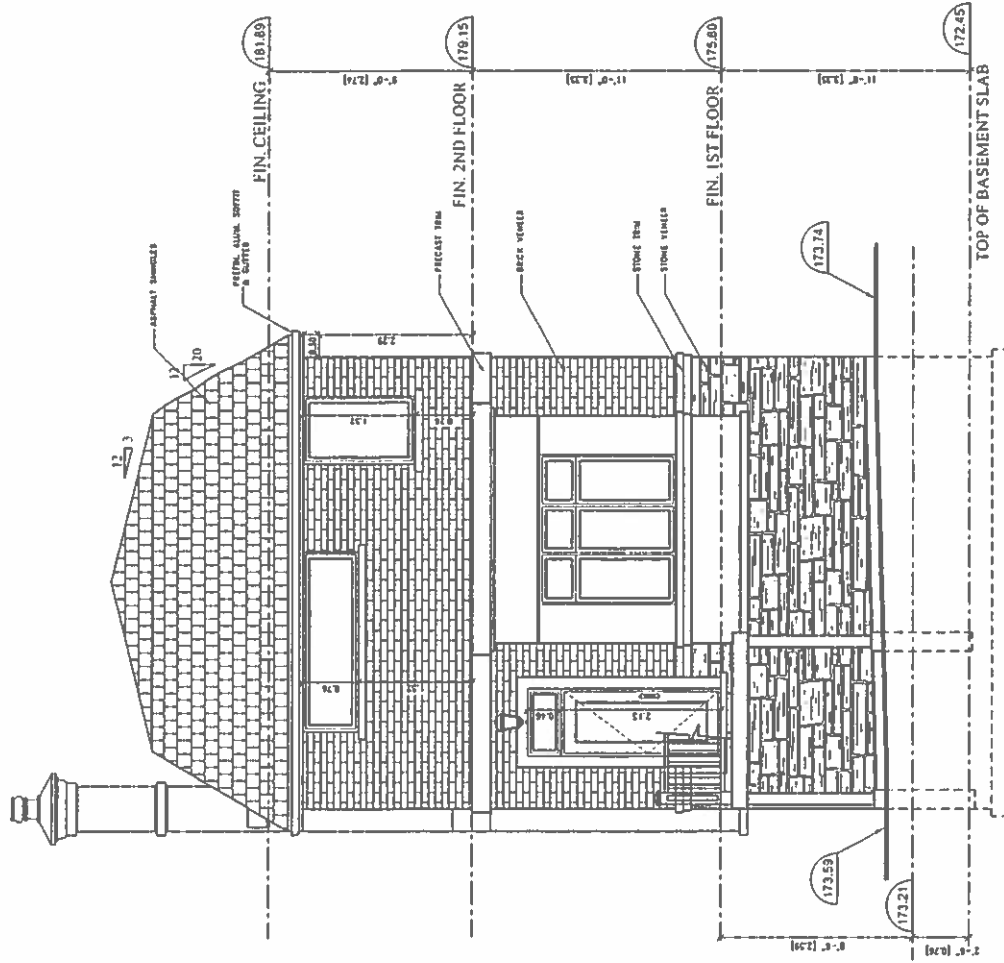
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER	SITE STATISTICS : [No. 137] LOT AREA = 3199.74 ft² [297.26m²]	® ubinoff Design Group 3201-A Yonge St. Toronto, Ontario M4N 2K9 TEL. 416.667-0322 FAX 416.667.0751 EMAIL: info@rubinoffdesign.com								
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.3.1. OF THE BUILDING CODE CLIENT: RUBINOFF NAME: <i>[Signature]</i> SIGNATURE: <i>[Signature]</i> 22370 BCH/BCDM	FRONT YARD AREA = 571.2 ft² [87.4m²] WALKWAY & STEPS AREA = 117.5 ft² [10.9m²]	<table border="1"> <tr> <td>PROJECT DESIGNER: G. RUBINOFF</td><td>PROJECT NO.</td><td rowspan="2">DRAWING NO. A</td></tr> <tr> <td>DRAWN BY: S. BARCLAY</td><td>DATE: APRIL 2014</td></tr> <tr> <td>CHECKED BY: G. RUBINOFF</td><td>SCALE: 1/16" = 1'-0"</td><td></td></tr> </table>	PROJECT DESIGNER: G. RUBINOFF	PROJECT NO.	DRAWING NO. A	DRAWN BY: S. BARCLAY	DATE: APRIL 2014	CHECKED BY: G. RUBINOFF	SCALE: 1/16" = 1'-0"	
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REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.3.1. OF THE BUILDING CODE RUBINOFF DESIGN GROUP FIRM NAME: <i>[Signature]</i> 27293 BCH/BCDM	FRONT YARD HARD SURFACE AREA = 117.5 ft² [10.9m²] = 20.6% (50% MAX. PERMITTED) FRONT YARD SOFT LANDSCAPED AREA = 453.7 ft² [42.2m²] = 79.4% COVERAGE = 1023 ft² [95m²] [32%] GFA = 2046 ft² [190.0 m²]	CLIENT: PRIVATE RESIDENCE PROJECT: SITE PLAN PROJECT: 137 FLORENCE AVENUE TORONTO, ONTARIO								



FRONT ELEVATION
• 137 FLORENCE AVE. •

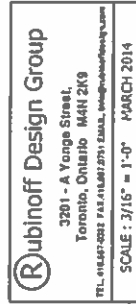


•137 FLORENCE AVE•



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 SCALE: 3/16" = 1'-0" MARCH 2014

REAR ELEVATION
 137 FLORENCE AVE



RIGHT SIDE ELEVATION
137 FLORENCE AVE