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TORONTO

City Planning Division

City Planning

North York Civic Centre
5100 Yonge Street
North York, Ontario
Canada, M2N 5V7
Tel.: (416) 395-7100
Fax: (416) 395-7200

Mailed on/before: Friday, November 29, 2013

PUBLIC HEARING NOTICE

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

MEETING DATE AND TIME: Wednesday, December 11, 2013 at 3:00 p.m.

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

File Number:	A787/13NY	Zoning	RD (f15.0; a550) (x5) / R4 [ZZC]
Owner(s):	GRAZYNA STRZESZEWSKI GRZEGORZ STRZESZEWSKI	Ward:	Willowdale (23)
Agent:	GRZEGORZ STRZESZEWSKI		
Property Address:	**103 BURNDALE AVE**	Community:	North York
Legal Description:	PLAN M407 LOT 326		

PURPOSE OF THE APPLICATION:

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

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

1. **Section 1.20.3 (3), By-law No. 569-2013 and Section 13.2.3(b), By-law No. 7625**
   Proposed west side yard setback of 1.52m
   WHEREAS the minimum required west side yard setback is 1.8m;

2. **Section 1.20.3 (3), By-law No. 569-2013 and Section 13.2.3(b), By-law No. 7625**
   Proposed east side yard setback of 1.52m
   WHEREAS the minimum required east side yard setback is 1.8m;

3. **Section 10.20.40.10.(2), By-law No. 569-2013**
   Proposed height of 8.07m above established grade for the front exterior main walls
   WHEREAS the maximum permitted height is 7.5m above established grade for all front exterior main walls;

4. **Section 10.20.40.10.(6), By-law No. 569-2013**
   Proposed first floor height of 2.28m above established grade
   WHEREAS the maximum permitted first floor height is 1.2m above established grade;

5. **Section 10.20.30.40.(1), By-law No. 569-2013 and Section 13.2.4, By-law No. 7625**
   Proposed lot coverage of 33.4% of the lot area
   WHEREAS the maximum permitted lot coverage is 30% of the lot area;

6. **Section 13.2.2, By-law No. 7625**
Existing lot area of 546.5m^2
WHEREAS the maximum permitted lot area is 550m^2;

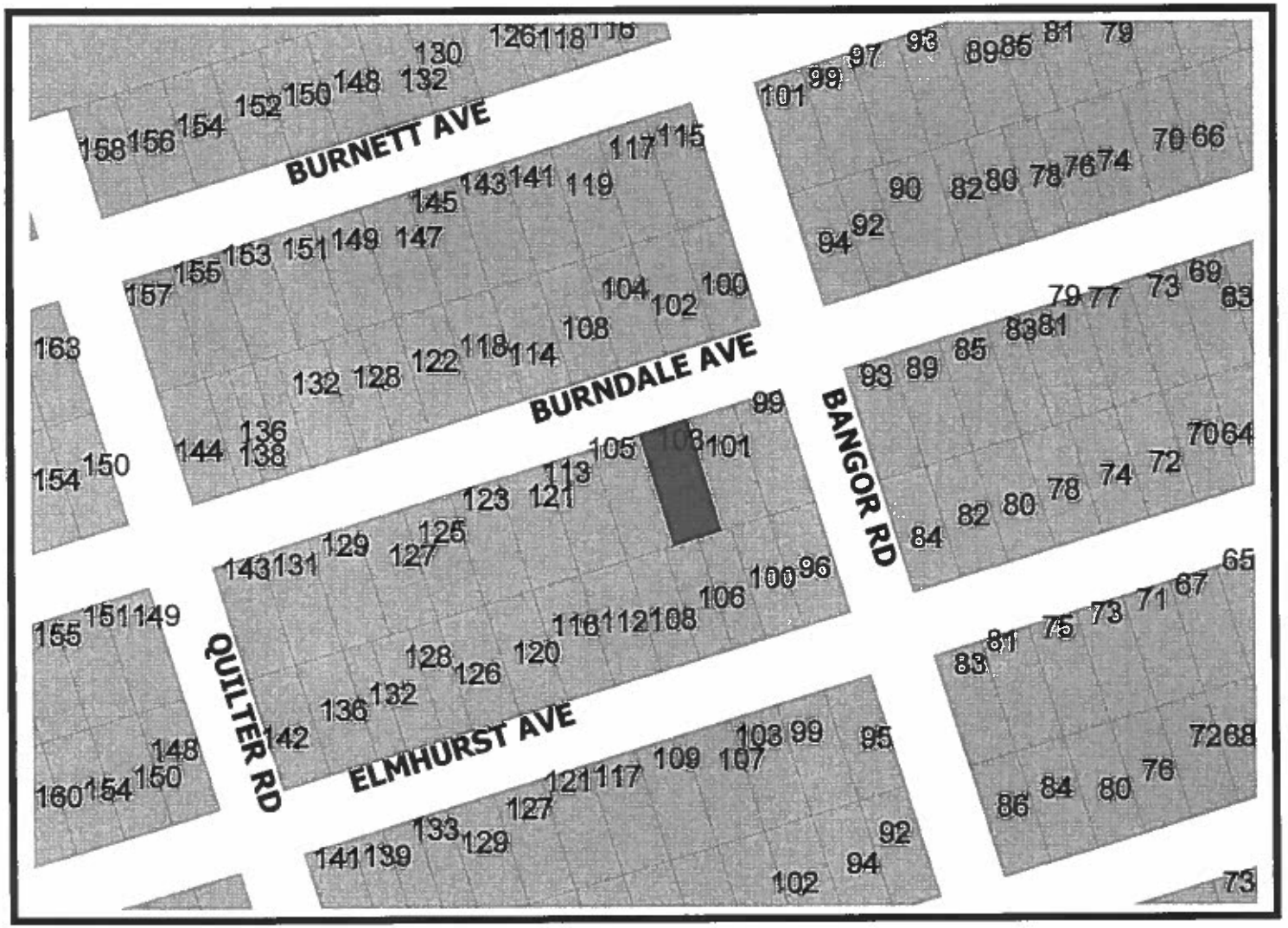
7. **Section 13.2.6, By-law No. 7625**
Proposed building height of 9.07m
WHEREAS the maximum permitted building height is 8.8m; and

8. **Section 6(30)a, By-law No. 7625**
Proposed finished first floor height of 1.82m
WHEREAS the maximum permitted finished first floor height is 1.5m.

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

103 BURNDALE AVENUE

A787/13NY

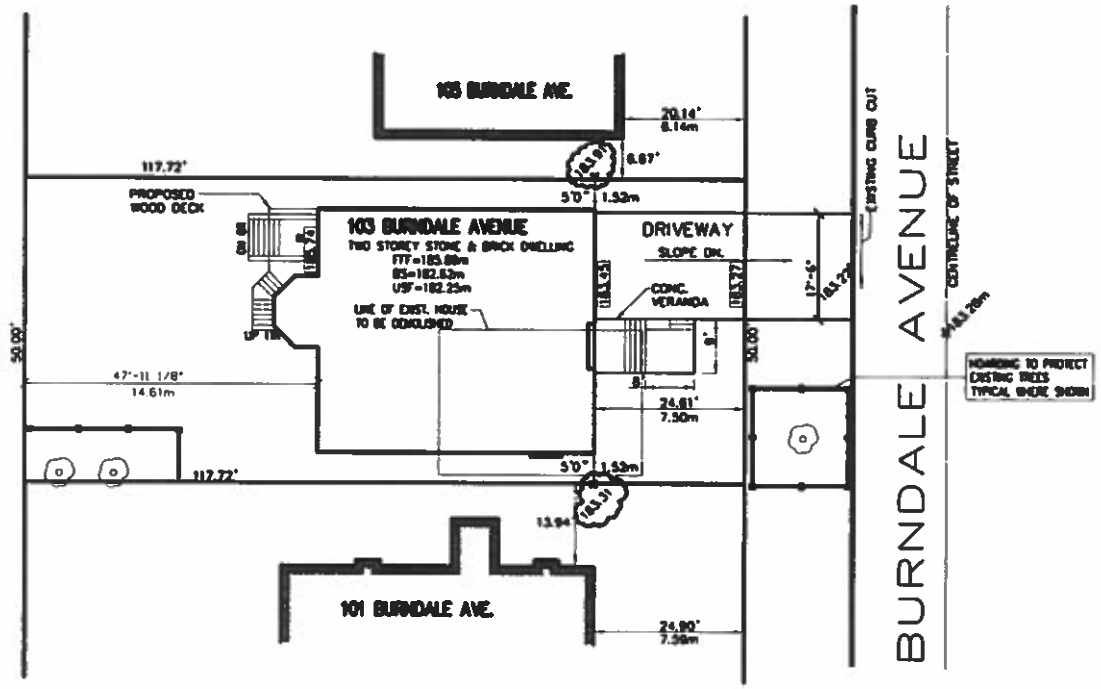


City of Toronto

TORONTO

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NOV 12 2013
Toronto Buildings
North York District



SITE STATISTICS	
	PROPOSED
LOT SIZE	5886.00 SQ.FT.
HOUSE FOOTPRINT	1878.43 SQ.FT.
COVERAGE	31.91%
GROSS FLOOR SPACE	3677.76 SQ.FT. 341.68m2
HEIGHT	9.12m
FRONT YARD AREA	1230.50 SQ.FT.
DRIVEWAY AREA	430.67 SQ.FT. (35%)
WALKWAY + STEPS	144.28 SQ.FT. (18.04%)
SOFT LANDSCAPING	655.52 SQ.FT. (81.96%)

PROPOSED NEW HOUSE AT 103 BURNDALE AVE.

SITE PLAN A-0

SCALE 1":20'-0" June 2013

SURVEYOR'S REAL PROPERTY REPORT, PART 1

PLAN OF LOT 326, REGISTERED PLAN M-407 CITY OF TORONTO FORMERLY CITY OF NORTH YORK

SCALE 1:250

0 1 2 3 4 5 10 20 metres

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ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1875743

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

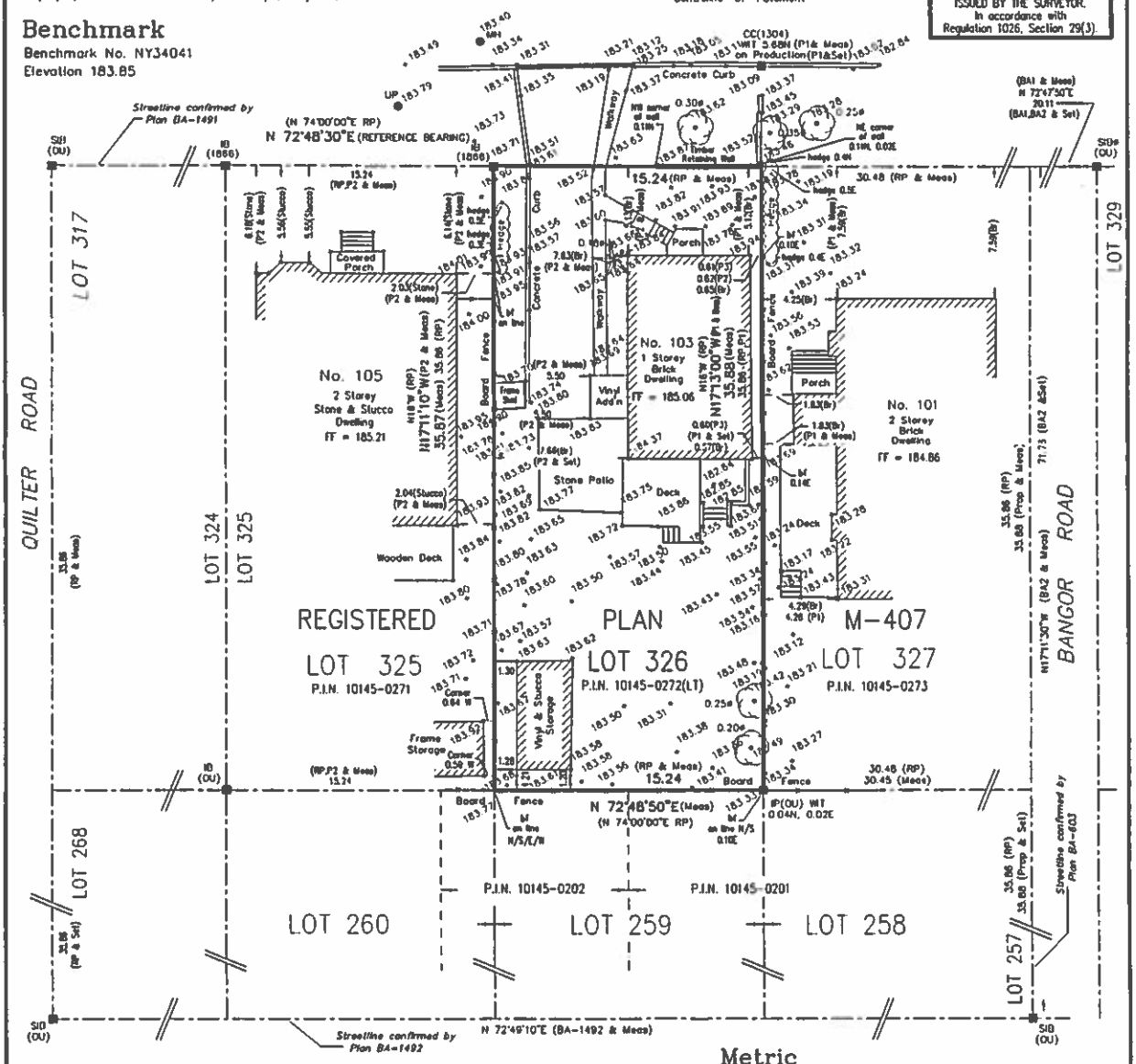
Notes

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF BURNDALE AVENUE IN ACCORDANCE WITH PLAN BA-1491 HAVING A BEARING OF N 72°48'30"E

■	DENOTES	SURVEY MONUMENT FOUND
D	-	SURVEY MONUMENT SET
SIB	-	STANDARD IRON BAR
IB	-	IRON BAR
CC	-	CUT CROSS
P1	-	SURVEY BY W.J. DANIELS, O.L.S., DATED OCTOBER 31st, 1994.
P2	-	SURVEY BY S.M. YADOLLAHI, O.L.S., DATED OCTOBER 14th, 2010.
P3	-	SURVEY BY C. REUBEN, O.L.S., DATED SEPTEMBER 13th, 1967.
1304	-	W.J. DANIELS, O.L.S.,
RP	-	REGISTERED PLAN M-407
BA1	-	PLAN BA-1491
BA2	-	PLAN BA-603
BR	-	BRICK
OU	-	ORIGIN UNKNOWN
BF	-	BOARD FENCE
Prop	-	PROPORTIONED
WIT	-	WITNESS
N/S/E/W	-	NORTH/SOUTH/EAST/WEST

Benchmark

Benchmark No. NY34041
Elevation 183.85



Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Part 2

FENCES AS SHOWN
NO REGISTERED EASEMENTS OR RIGHT OF WAYS

SURVEY PREPARED FOR Mr. G. STREZES

Surveyor's Certificate

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MAY 30th, 2013.

JUNE 10th, 2013.
Date

S.M. YADOLLAHI
Ontario Land Surveyor

ertl surveyors
Ontario Land Surveyors
1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
TELEPHONE (905) 731-7834 FAX (905)731-7852 EMAIL info@es-ols.com
DRAWING : 13-207.DWG PROJECT : 13-207

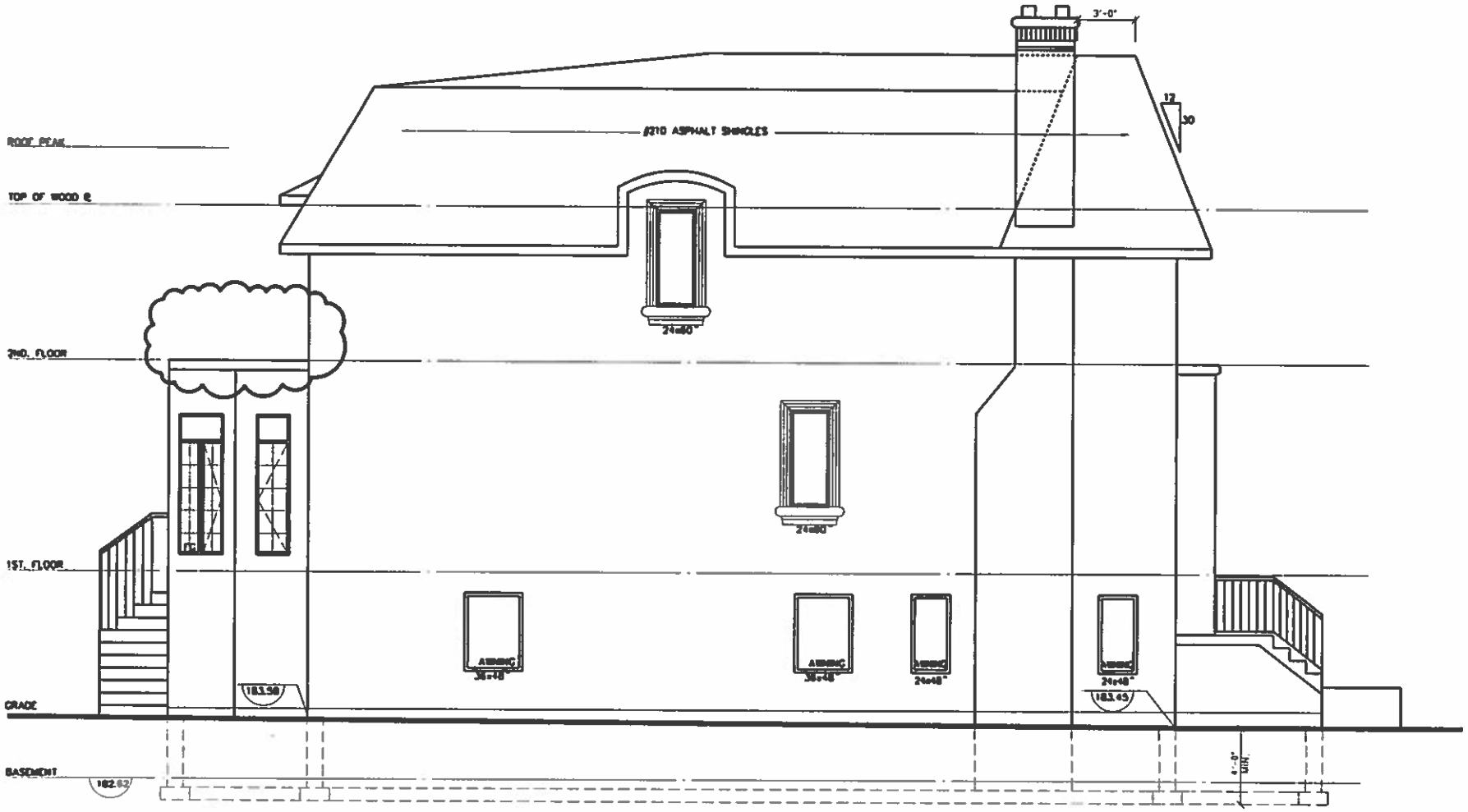


PROPOSED NEW HOUSE AT 103 BURNDALE AVE.

FRONT ELEVATION

SCALE 3/16":1'-0" June 2013

A-5



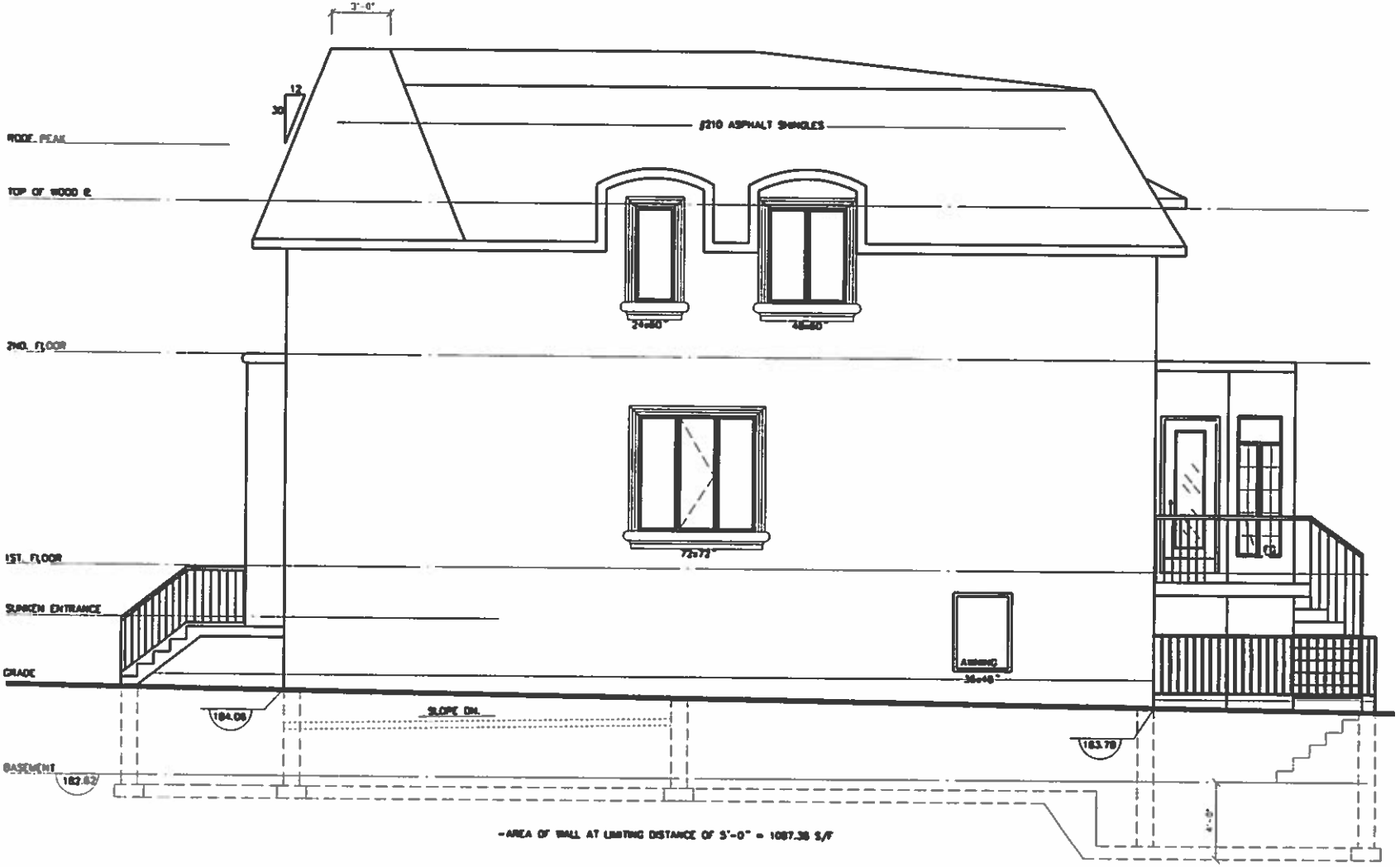
-AREA OF WALL AT LIMITING DISTANCE OF 5'-0" = 1115.02 S/F
-AREA OF WINDOWS AT LIMITING DISTANCE OF 5'-0" = 78 S/F (6.99%)

PROPOSED NEW HOUSE AT 103 BURNDALE AVE.

EAST ELEVATION

SCALE 3/16":1'-0" June 2013

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PROPOSED NEW HOUSE AT 103 BURNDALE AVE.

WEST ELEVATION

SCALE 3/16":1'-0" June 2013

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