



STAFF REPORT
Committee of Adjustment
Application

Date:	Tuesday, August 27, 2013
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Allen Appleby, Director, Community Planning, North York District
Wards:	Ward 16 (Eglinton-Lawrence)
Reference:	File No. A524/13NY Address: 32 Cranbrooke Avenue Application to be heard: Wednesday, August 28, 2013 at 10:00 a.m.

RECOMMENDATION

Should the Committee approve this application, staff recommend any approval be subject to the following conditions:

1. The property be developed in accordance with the submitted front elevation plans, dated July 2, 2013.
2. The proposed rear deck be built in accordance with the submitted revised site plan, dated August 22, 2013.

APPLICATION

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

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

1. Section 10.10.40.10.(2), By-law No. 569-2013
Proposed height of 7.92m for the side exterior main walls facing a side lot line
WHEREAS the maximum permitted height is 7.5m for all side exterior main walls facing a side lot line;
2. Section 10.10.40.10.(6), By-law No. 569-2013
Proposed first floor height of 2.72m above established grade
WHEREAS the maximum permitted first floor height is 1.2m above established grade;
3. Section 10.5.100.1.(1)(C)(ii), By-law No. 569-2013 & Section 6(3) Part II 3(II), By-law No. 438-86
Proposed driveway width of 5.52m
WHEREAS the maximum permitted driveway width is 3.5m, having a width of the parking space behind the front main wall;

4. Section 10.5.50.10.(1)(B), By-law No. 569-2013

Proposed front yard landscaping area of 47%

WHEREAS the minimum required front yard landscaping area is 50%;

5. Section 10.10.40.40.(1), By-law No. 569-2013

Proposed floor space index (F.S.I.) of 0.77 times the area of the lot

WHEREAS the maximum permitted floor space index (F.S.I.) is 0.60 times the area of the lot;

6. Section 10.10.40.70.(4), By-law No. 569-2013

Proposed west side yard setback of 0.41m

WHEREAS the minimum required west side yard setback is 0.45m;

7. Section 6(3) Part II 3(II), By-law No. 438-86

Proposed distance of 0.68m from the portion of the side wall of the adjacent building (34 Cranbrooke Avenue) that contains openings

WHEREAS the minimum required distance is 1.2m from the portion of the side wall of an adjacent building that contains openings;

8. Section 6(3) Part II 3.B (II), By-law No. 438-86

Proposed west side lot line setback of 2.28m for the portion of the building exceeding 17.0m in depth

WHEREAS the minimum required west side lot line setback is 7.5m for the portion of the building exceeding 17.0m in depth;

9. Section 6(3) Part II 3.B (II), By-law No. 438-86

Proposed east side lot line setback of 0.68m for the portion of the building exceeding 17.0m in depth

WHEREAS the minimum required east side lot line setback is 7.5m for the portion of the building exceeding 17.0m in depth;

10. Section 6(3) Part II 3.B(II), By-law No. 438-86

Proposed west side lot line setback of 0.41m for the portion of the building not exceeding 17.0m in depth

WHEREAS the minimum required west side lot line setback is 0.45 for the portion of the building not exceeding 17.0m in depth;

11. Section 6(3) Part III 3(A), By-law No. 438-86

Proposed landscaped open space of 48%

WHEREAS the minimum required landscaped open space is 50%; and

12. Section 6(3) Part I 1, By-law No. 438-86

Proposed residential gross floor area (G.F.A.) of 0.77 times the area of the lot

WHEREAS the maximum permitted residential gross floor area (G.F.A.) is 0.60 times the area of the lot.

COMMENTS

The applicant proposes to construct a new two-storey detached dwelling with an integral one car garage and a rear deck attached to the main floor.

Planning staff recommend that Committee's approval be subject to the property being developed in accordance with the submitted front elevation plans, dated July 2, 2013. This is recommended to ensure

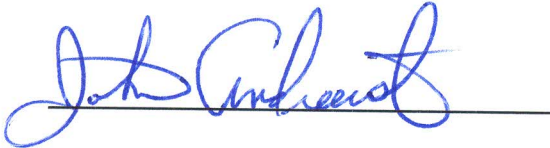
The site plan shows a rear deck of 1.83 metres by 3.86 metres in size with a height of 2.74 metres. In discussions with planning staff, the applicant has agreed to revise the design of the deck to include a smaller platform attached to the main floor, with steps leading down to a lower platform at a maximum of 1 metre above grade. The upper deck has been reduced to a size of 1.22 metres by 2.1 metres to minimize the impacts of potential privacy and overlook issues. Planning staff therefore recommend that Committee's approval be subject to the rear deck being built in accordance with the submitted revised site plan, dated August 22, 2013.

Respectfully submitted,

CONTACT

Carla Tsang, Assistant Planner
Tel: 416-395-7137
Fax: 416-395-7200
E-mail: ctsang@toronto.ca

SIGNATURE

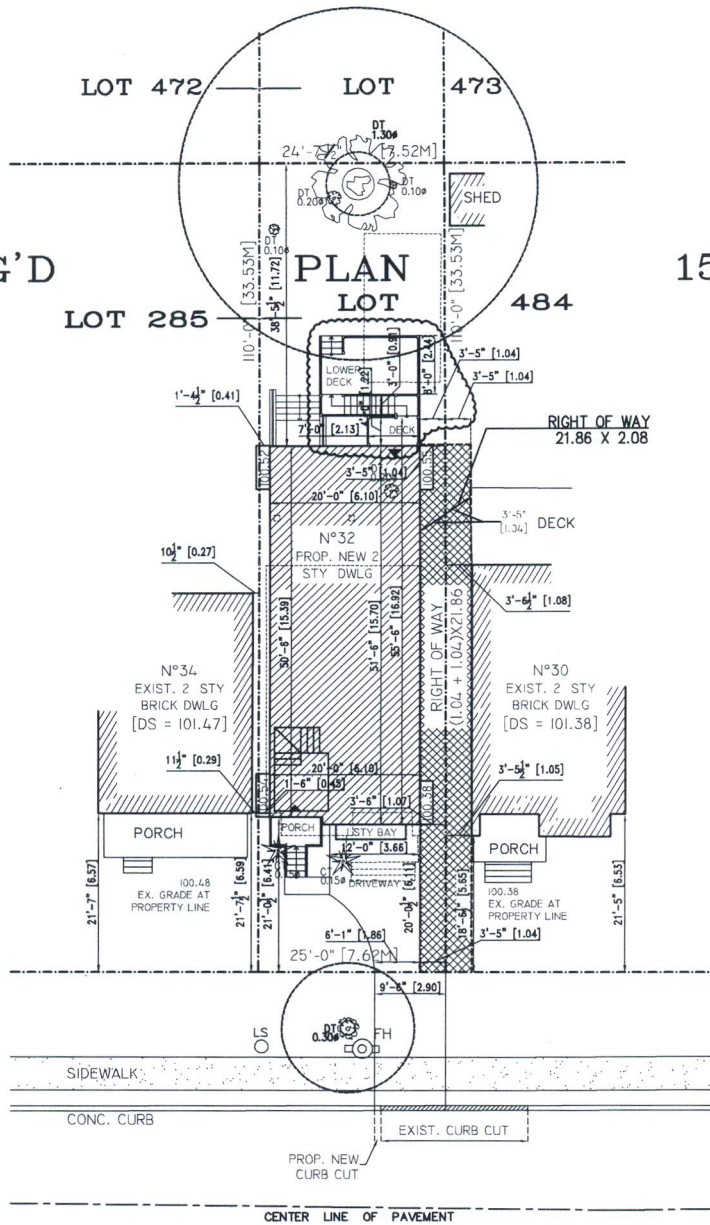


FA Allen Appleby
Director, Community Planning, North York District

A524/13NY – 32 Cranbrooke Avenue

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C R A N B R O O K E A V E N U E

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	
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE BUILDING CODE	
GLENN RUBINOFF NAME	22370 SIGNATURE BCIN/BCDN
REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1. OF THE BUILDING CODE	
RUBINOFF DESIGN GROUP FIRM NAME	27293 BCIN/BCDN

SITE STATISTICS :	
LOT AREA = 2732.31 ft² [253.84 m²]	
FRONT YARD AREA = 510 ft² [47.38 m²]	
PORCH, STEPS & WALKWAY AREA = 55 ft² [5.11 m²]	
DRIVEWAY = 196 ft² [18.21 m²]	
RIGHT OF WAY = 70 ft² [6.50 m²]	
FRONT YARD HARD SURFACE AREA = 321 ft² [29.82 m²]	= 62.9%
FRONT YARD SOFT LANDSCAPED AREA = 189 ft² [17.56 m²]	= 77.5%
DENSITY = 2112 ft² [196.21 m²]	[77.3%]

CLIENT:	PRIVATE RESIDENCE
PROJECT:	SITE PLAN
PROJECT:	32 CRANBROOKE AVENUE TORONTO, ONTARIO

Rubinoff Design Group		
3201 - A Yonge Street Toronto, Ontario M4N 2K9 TEL. 416.667-0322 FAX. 416.667.0751 EMAIL. info@rubinoffdesign.com		
PROJECT DESIGNER:	PROJECT NO.	DRAWING NO.
G.R.		A
DRAWN BY:	DATE:	
P.N.	AUG/22/2013	
CHECKED BY:	SCALE:	
	1/16" = 1'-0"	