



STAFF REPORT
Committee of Adjustment
Application

Date:	January 10, 2014
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Allen Appleby, Director, Community Planning, North York District
Ward:	Ward 26 (Don Valley West)
Reference:	File No: A842/13NY Address: 73 DONEGALL DRIVE Application to be heard: Wednesday, January 22, 2014

RECOMMENDATION

Should the Committee choose to approve this application, staff recommend that the following condition be attached:

1. The proposal be developed substantially in accordance with the plans submitted to the Committee of Adjustment dated November 20, 2013.

APPLICATION

This is an application to construct a new two-storey detached dwelling with an integral, at grade, garage. The existing dwelling would be demolished.

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

1. **Section 7.3.3, 7.8 and 5.6, By-law No. 6752**
The proposed Floor Space Index is 0.65 times the lot area.
WHEREAS the maximum permitted Floor Space Index is 0.6 times the lot area.
2. **Section 7.3.3, 7.8 and 5.6, By-law No. 6752**
The proposed building height is 8.85 metres.
WHEREAS the maximum permitted height is 8.5 metres.
3. **Section 7.3.3, 7.8 and 5.6, By-law No. 6752**
The proposed south side yard setback is 0.75 metres.
WHEREAS the minimum required side yard setback is 0.9 metres.

4. **Section 7.3.3, 7.8 and 5.6, By-law No. 6752**
The proposed building length is 19.17 metres, including the rear landing for stairs.
WHEREAS the maximum permitted building length is 16.75 metres.
5. **Section 10.20.40.40, By-law No. 569-2013**
The proposed Floor Space Index is 0.65 times the lot area.
WHEREAS the maximum permitted Floor Space Index is 0.6 times the lot area.

COMMENTS

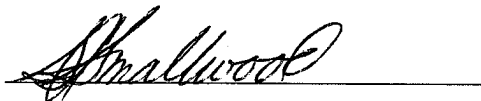
The subject property, located on the east side of Donegall Road, east of Bayview Avenue, is zoned *R1B* under the East York Zoning By-law No. 6752 and *RD(f12.0; a370; d0.6)* under the new City of Toronto Zoning By-law No. 569-2013. The applicant is requesting relief from the Zoning By-law in terms of building length, height, floor space index, and side yard setback. The floor plans illustrate that the actual length of the proposed two-storey building is 17.68 metres. The additional building length is attributed to the rear wood deck and stairwell projection. In order to ensure that the additional building length is applied to the wood deck and stairwell, and not added to the dwelling, staff recommend any approval be tied to the plans submitted to the Committee of Adjustment.

Should the Committee choose to approve this application, staff recommend that the proposal be developed substantially in accordance with the plans submitted to the Committee of Adjustment dated November 20, 2013.

CONTACT

George Pantazis, Assistant Planner
Tel: 416 395-7127
Fax: 416-395-7155
E-mail: gpantaz@toronto.ca

SIGNATURE



per: Allen Appleby
Director, Community Planning, North York District
A842/13NY