

Mailed on/before: Friday, June 27, 2014

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

MEETING DATE AND TIME: Wednesday, July 9, 2014 at 9:30 a.m.

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

File Number:	A427/14NY	Zoning	RD (f15.0; a550) (x5) / R4 [ZZC]
Owner(s):	SHARON HARRIETHA SANJU MEHTA	Ward:	Willowdale (23)
Agent:	SANJU MEHTA		
Property Address:	16 ELYNHILL DR	Community:	North York
Legal Description:	PLAN 5288 LOT 8		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral 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% of the lot area.
The proposed lot coverage is 32.6% of the lot area.
- Section 10.20.40.10.(2), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 8.07m.
- Section 10.20.40.10.(3), By-law No. 569-2013**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
- Section 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted height of the first floor above established grade is 1.2m.
The proposed height of the first floor above established grade is 2.15m.
- Section 10.20.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 8.5m.
The proposed front yard setback is 6.5m.

6. **Section 10.20.40.70.(3), By-law No. 569-2013**
The minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.27m.
7. **Section 10.20.40.70.(3), By-law No. 569-2013**
The minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.27m.
8. **Section 10.20.40.50.(1), By-law No. 569-2013**
The maximum permitted number of platforms at or above the second storey located on each wall of a detached house is 1.
The proposed number of platforms located on the front wall is 2 and the proposed number of platforms located on the rear wall is 2.
9. **Section 10.5.40.60.(1), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.3m from a building, with a floor higher than the first floor of the building above established grade may encroach 1.5m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.
The proposed third floor front balcony encroaches 1.8m into the required front yard setback.
10. **Section 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed front stairs are 2.74m wide.
11. **Section 10.5.50.10.(1), By-law No. 569-2013**
The minimum required front yard soft landscaping is 75%.
The proposed front yard soft landscaping is 73.1%.
12. **Section 10.20.40.50.(1), By-law No. 569-2013**
The maximum permitted area of each platform at or above the second storey is 4.0m².
The proposed area of the front second floor balcony is 14.83m², the proposed area of the front third floor balcony is 4.7m² and the proposed area of the rear second floor balcony is 27.47m².
13. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.27m.
14. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.27m.
15. **Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32.6% of the lot area.
16. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 10.12m.
17. **Section 13.2.6, By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.

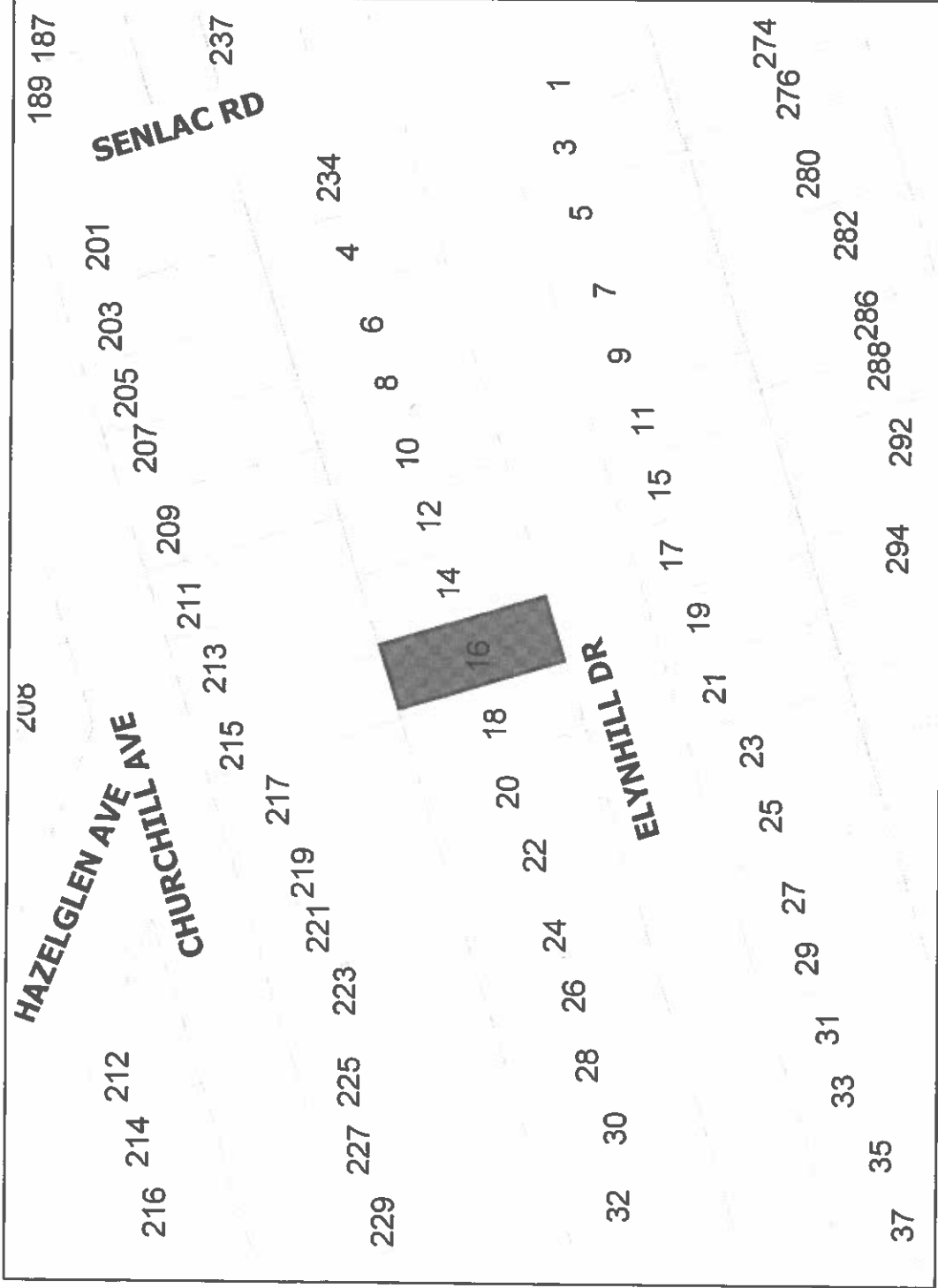
- 18. Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8m².
The proposed area of the front second floor balcony is 14.83m², the proposed area of the front third floor balcony is 4.7m² and the proposed area of the rear second floor balcony is 27.47m².
- 19. Section 7.4A, By-law No. 7625**
The minimum required soft landscaping is 75%.
The proposed soft landscaping is 73.1%.
- 20. Section 14.2.6A, By-law No. 7625**
The maximum number of balconies is one for each side of the building.
There are 2 balconies at the front of the building and 2 balconies at the rear of the building.
- 21. Section 6(9)(k), By-law No. 7625**
The maximum permitted projection of a balcony is 1.6m from the wall.
The front 2nd floor balcony projects 1.8m and the front 3rd floor balcony projects 1.8m.
- 22. Section 6(9)(b), By-law No. 7625**
The maximum permitted projection of stairs in the front yard is 2.1m from the porch.
The front stairs project 3.05m.

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



16 ELYNHILL DRIVE

A427/14NY



Notes

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF CHURCHILL AVENUE AS SHOWN ON PLAN BA-1183 HAVING A BEARING OF N72°53'50"E

- CC DENOTES SURVEY MONUMENT FOUND
- IB DENOTES SURVEY MONUMENT SET
- IS DENOTES STANDARD IRON BAR
- OC DENOTES CUT CROSS
- OU DENOTES ORIGIN UNKNOWN
- RP DENOTES REGISTERED PLAN 5288
- RP1 DENOTES REGISTERED PLAN 4859
- RP1 DENOTES SURVEY BY A. E. REUBEN, O.L.S. DATED JULY 10th., 1975
- SA DENOTES PLAN BA-1183
- SA DENOTES A. E. REUBEN, O.L.S.
- UP DENOTES DONALD E. ROBERTS O.L.S.
- UP DENOTES UTILITY POLE
- OHW DENOTES OVERHEAD WIRES
- WK DENOTES WATER KEY
- CB DENOTES CATCH BASIN
- RW DENOTES RETAINING WALL
- OS DENOTES DOOR SILL ELEVATION
- OS DENOTES GARAGE SILL ELEVATION

Part 2

SUBJECT TO A UTILITY EASEMENT AS SHOWN AND AS DESCRIBED IN INST. No. NY267793
 FENCES AS SHOWN
 SURVEY PREPARED FOR :
 SANJU MEHTA

Benchmark

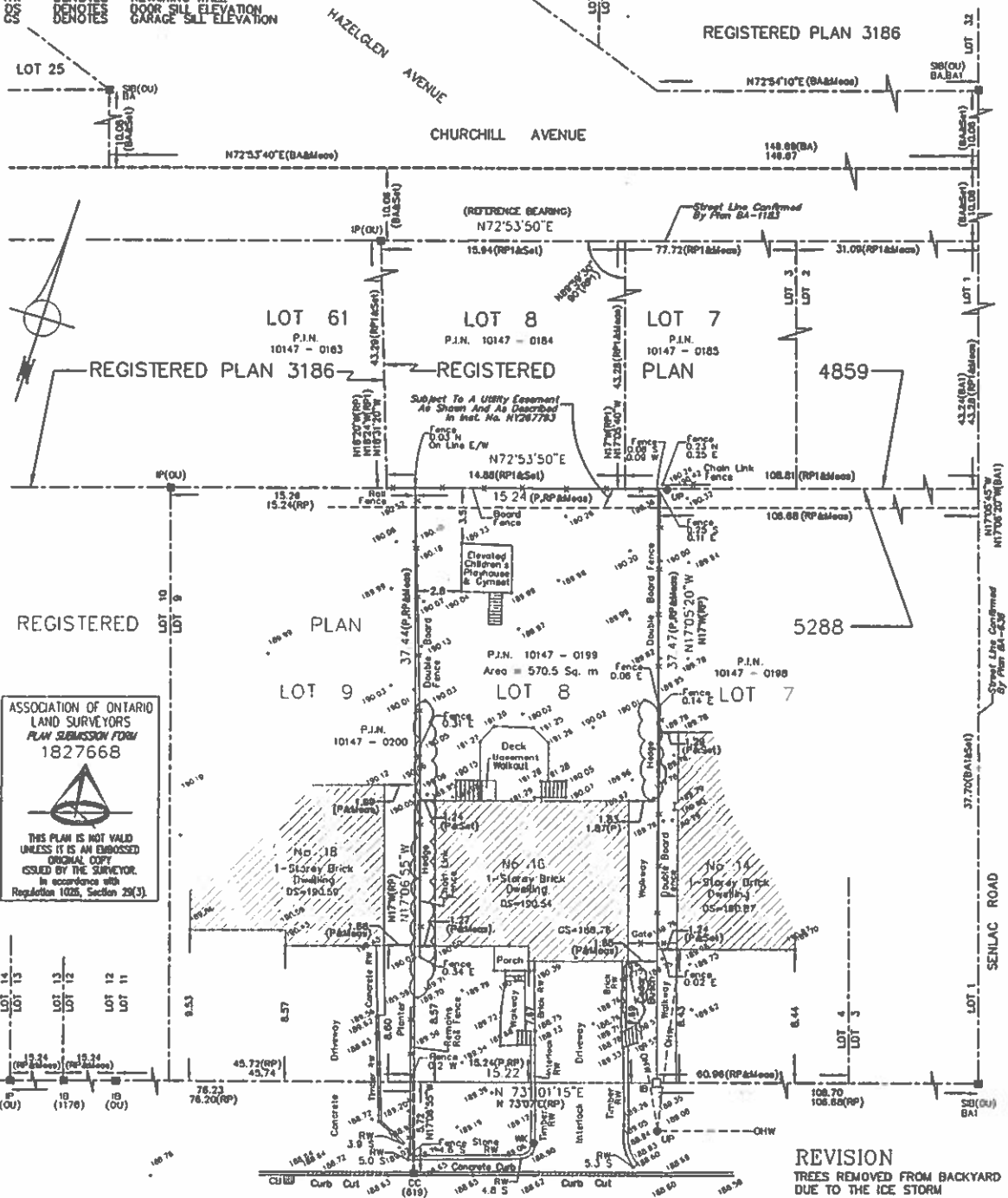
CITY OF TORONTO BM No. NY34019
 ELEVATION = 188.199 m

SURVEYOR'S REAL PROPERTY REPORT-PART 1
PLAN OF LOT 8
REGISTERED PLAN 5288
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)

SCALE 1:250

ertl surveyors 2011
 Ontario Land Surveyors

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



ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1827668

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

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 THE 6th DAY OF DECEMBER 2011

Date

Lawrence O. Ertl
 Ontario Land Surveyor

ELYNHILL DRIVE
 (DEDICATED BY REGISTERED PLAN 5208)

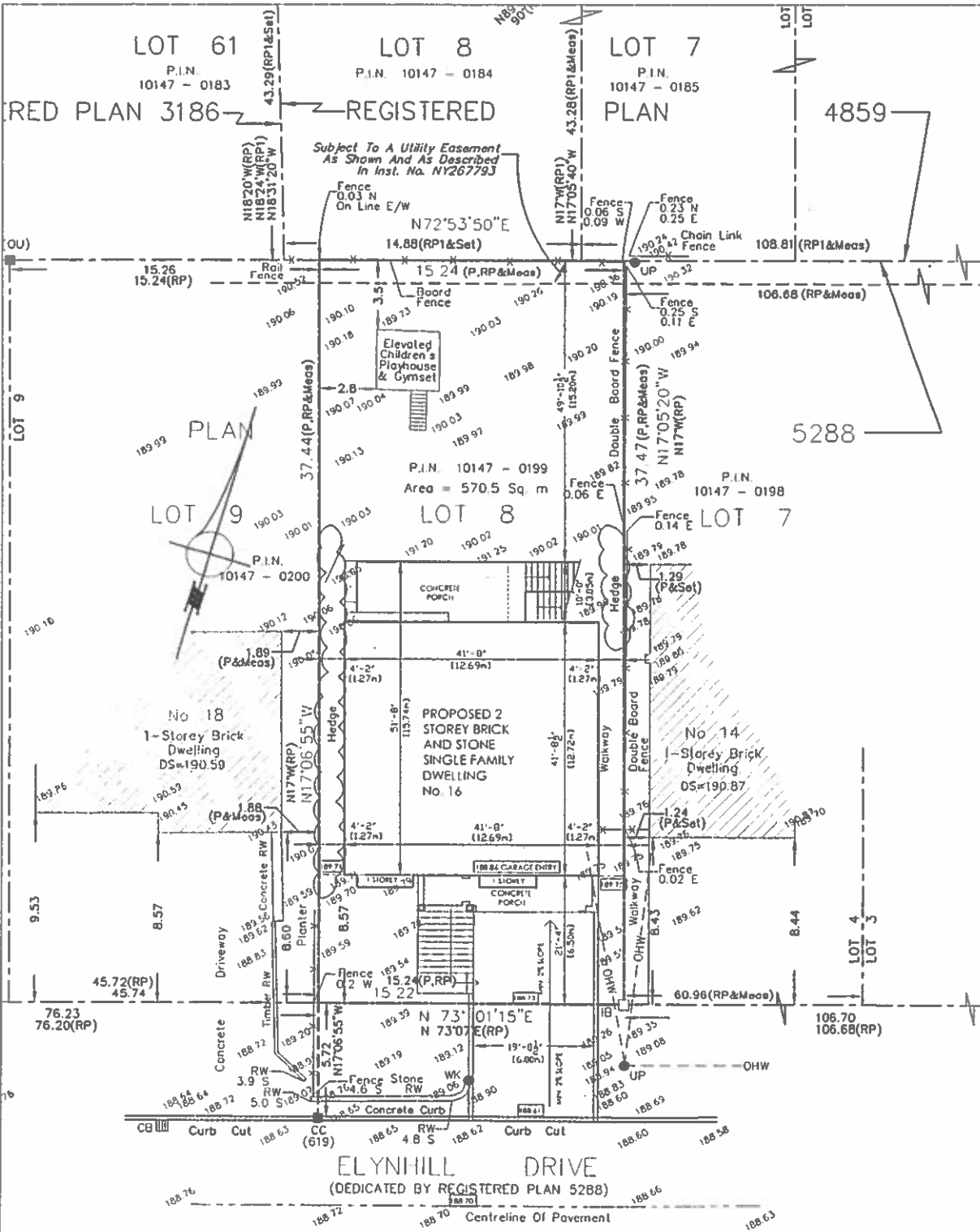
Centrines Of Pavement
 P.I.N. 10147 - 0217

REVISION
 TREES REMOVED FROM BACKYARD
 DUE TO THE ICE STORM

Date Lawrence O. Ertl
 Ontario Land Surveyor

ertl surveyors
 Ontario Land Surveyors

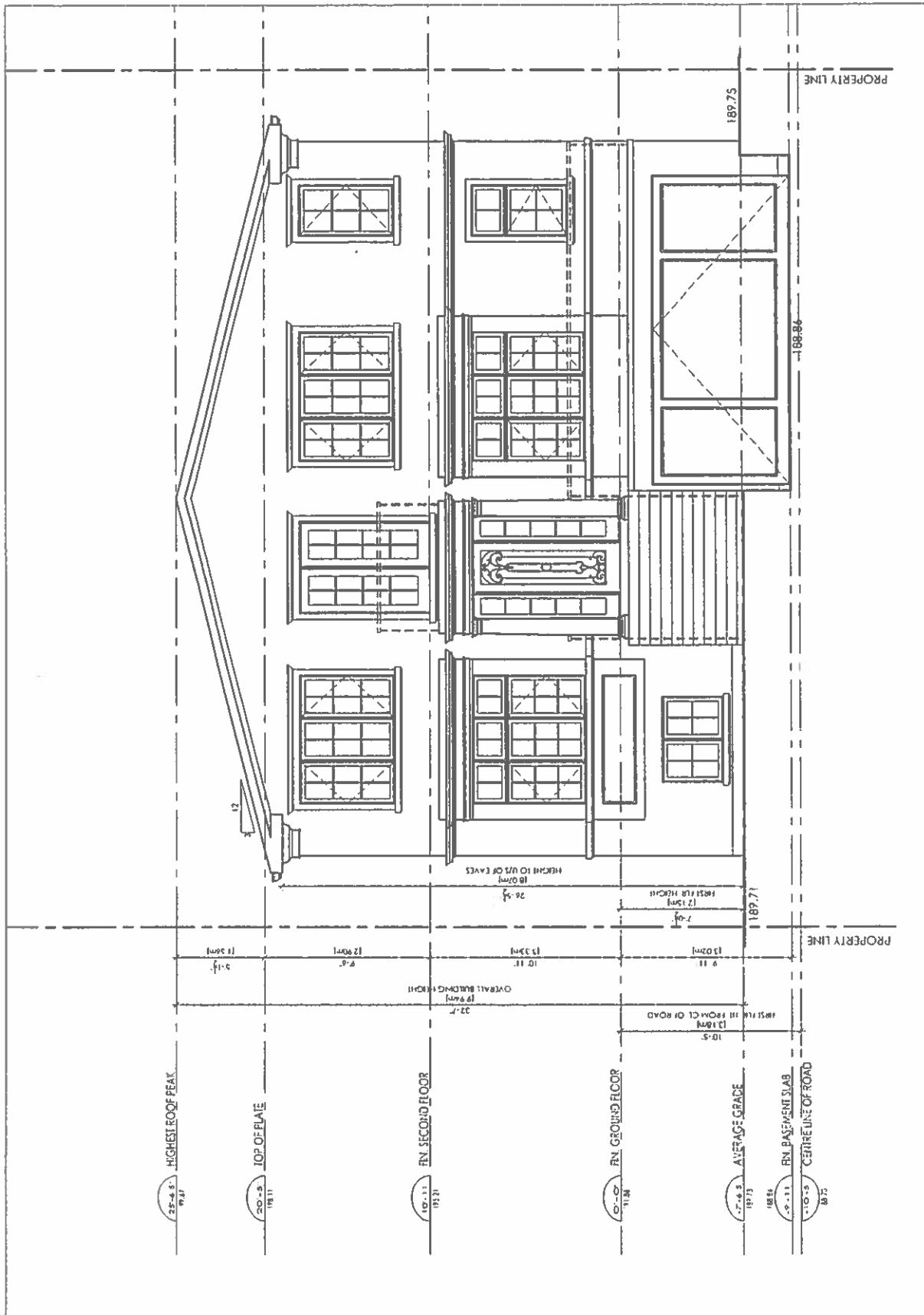
1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
 TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@ertl-ol.com
 DRAWING : 11170 SRPR-TB ELYNHILL # 16 .DWG PROJECT : 11170
 CALC. BY GT, DRAWN BY HD, CHECKED BY L. ERTL



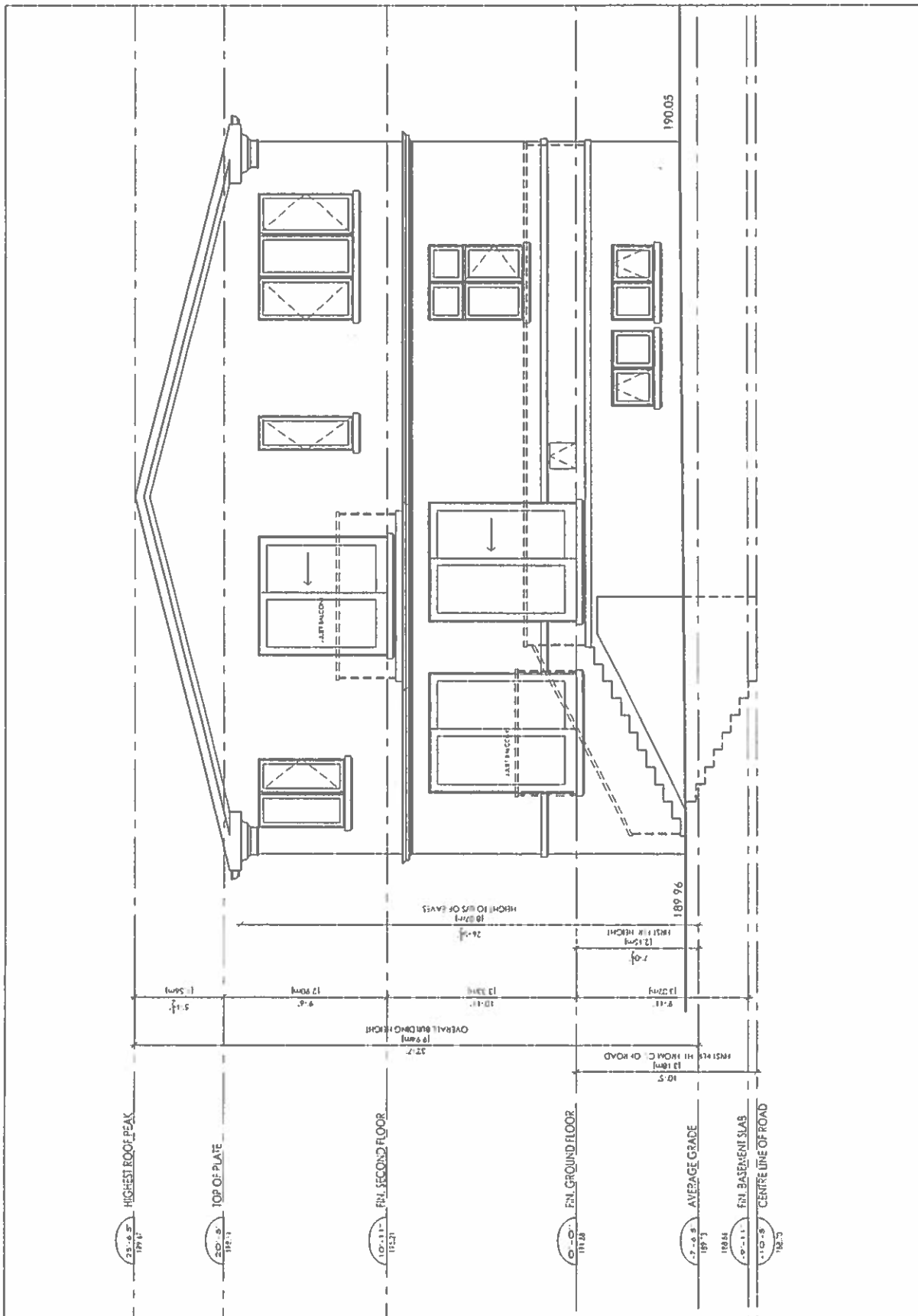
PLAN OF LOT 8
 REGISTERED PLAN 5288
 CITY OF TORONTO
 (FORMERLY CITY OF NORTH YORK)

No.	REVISION
1	PAL REV APL 9/2014

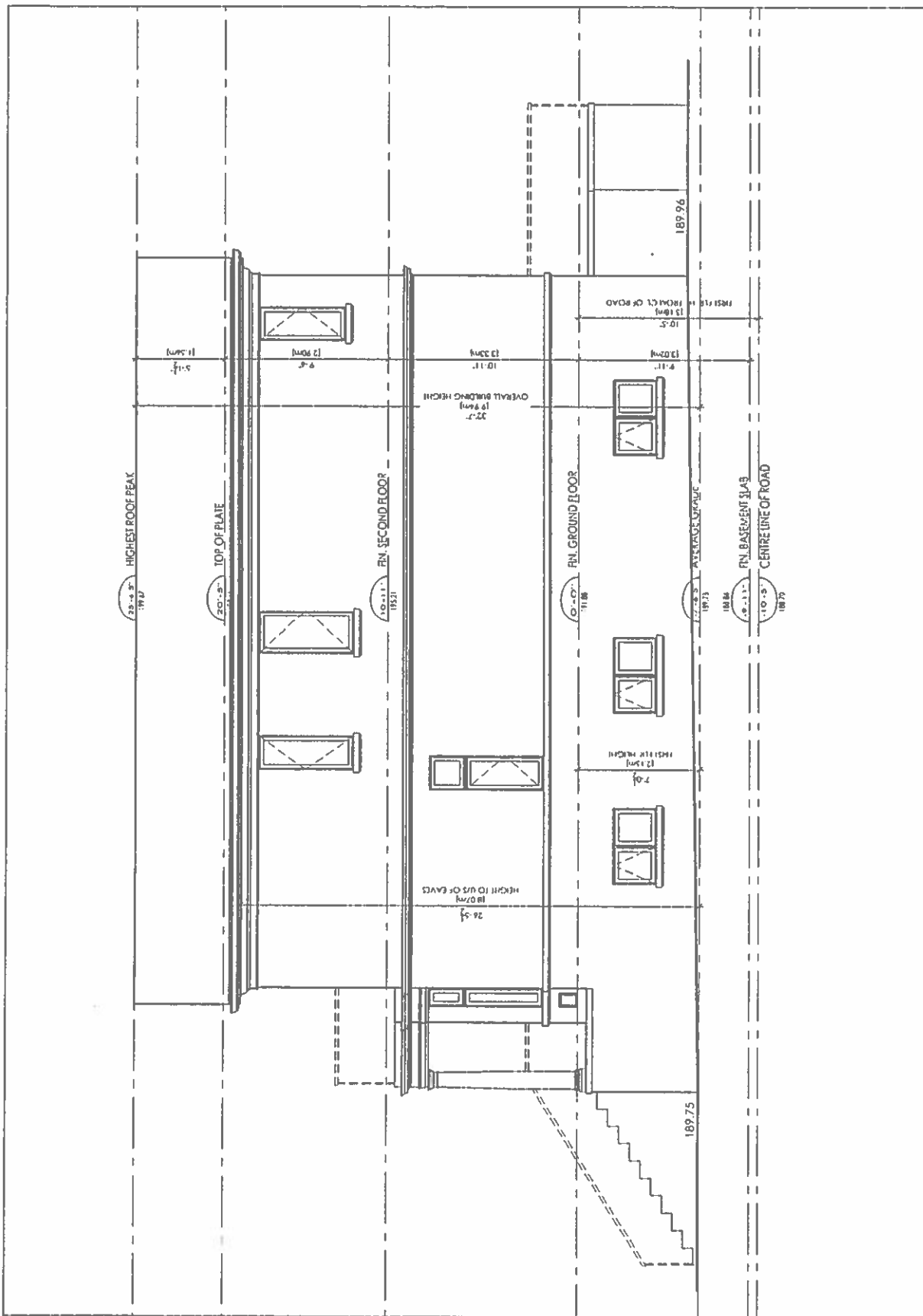
PROJECT TITLE: PRIVATE RESIDENCE 16 ELYNHILL DRIVE, NORTH YORK			
SHEET TITLE: SITE PLAN		SCALE: 1/16"=1'-0"	DRAWN BY:
DATE: APL 9, 2014		CHECKED BY:	PROJECT NO:
			DWG. NO: A1



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No.	REVISION										
1	PAL REV. APL 9/2014										
SHEET TITLE: FRONT (S) ELEV.		SCALE: 3/16" = 1'-0"	DRAWN BY: _____								
DATE: APL 9, 2014		CHECKED BY: _____	PROJECT NO. _____								
_____		DWG. NO. A7									



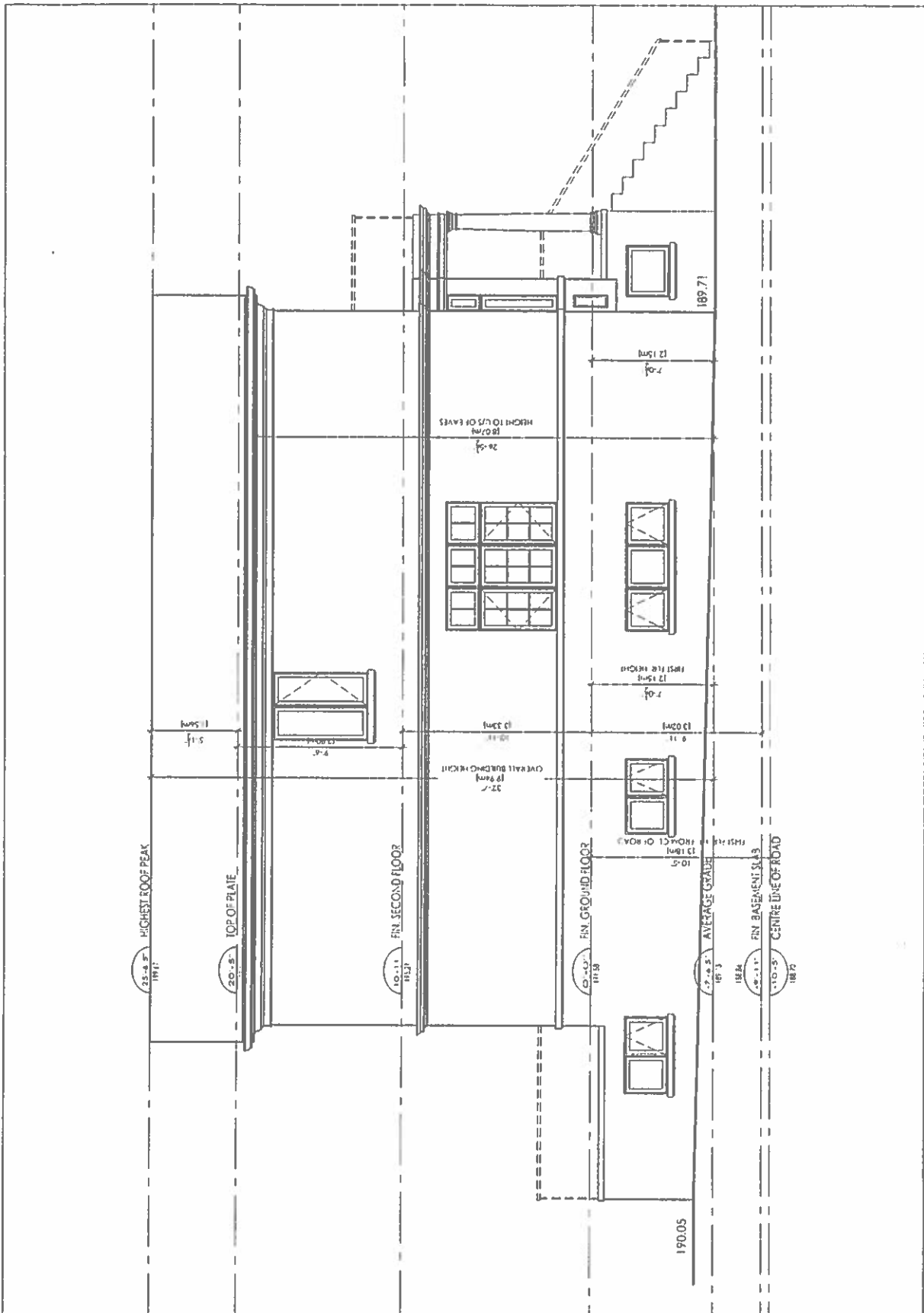
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NO.	REVISION										
1	PAL REV. APL 9/2014										
SHEET TITLE: REAR (N) ELEV.		SCALE: 3/16"=1'-0"	DRAWN BY: PROJECT NO.:								
DATE: APL 9, 2014		CHECKED BY:	DWG. NO. A8								



NO.	REVISION
1	PAL REV APL 9/2014

PROJECT TITLE:

PRIVATE RESIDENCE 16 ELYNHILL DRIVE, NORTH YORK			
SHEET TITLE:		SCALE:	DRAWN BY:
SIDE (E) ELEV.		3/16"=1'-0"	
		DATE:	CHECKED BY:
		APR. 9, 2014	
		PROJECT NO.:	DWG NO.:
			A9



No. REVISION		PROJECT TITLE			
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		SHEET TITLE:		SCALE:	DRAWN BY:
		SIDE (W) ELEV.		3/16"=1'-0"	
		DATE:		CHECKED BY:	PROJECT NO.:
		APL 9, 2014			DWG. NO.:
		A10			