



STAFF REPORT
Committee of Adjustment
Application

Date:	November 1, 2016
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Joe Nanos, Director, Community Planning, North York District
Ward:	Ward 23 (Willowdale)
Reference:	File No: A0850/16NY Address: 220 WILLOWDALE AVE Application to be heard: Thursday, November 10, 2016 at 3:30 p.m.

RECOMMENDATION

Should the Committee choose to approve this application, staff recommend that the following variances first be modified to be more in keeping with the intent of the Zoning By-laws:

1. Variance No. 2 with respect to the proposed exterior main wall height;
2. Variance No. 8 with respect to the proposed building height; and
3. Variance No. 11 with respect to the proposed finished first floor height.

Further, staff recommend that the following condition be attached:

1. The proposal be developed in accordance with the site plan drawing submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, October 25, 2016.

APPLICATION

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

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

1. **Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 31.95% of the lot area.
2. **Chapter 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 a portion of the side exterior main walls facing a side lot line is 8.99m and the remainder of the walls is 7.92m.

3. **Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.2m.
The proposed north side yard setback is 1.0m.
4. **Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.2m.
The proposed south side yard setback is 1.0m.
5. **Section 14-A(5)c, By-law No. 7625**
The minimum required north side yard setback is 1.2m.
The proposed north side yard setback is 1.0m.
6. **Section 14-A(5)c, By-law No. 7625**
The minimum required north side yard setback is 1.2m.
The proposed south side yard setback is 1.0m.
7. **Section 14-A(6), By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.95% of the lot area.
8. **Section 14-A(8), By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.66m.
9. **Section 14-A(9), By-law No. 7625**
The maximum permitted building length is 15.3m.
The proposed building length is 17.0m.
10. **Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.5m.
The proposed finished first floor height is 1.87m.

COMMENTS

The subject property is located on the west side of Willowdale Avenue, north of Sheppard Avenue West. The property is zoned *R6* under former City of North York Zoning By-law No. 7625 and zoned *RD (f12.0;a370)* in the new City of Toronto Zoning By-law No. 569-2013. The application proposes to construct a new two-storey detached dwelling with an integral garage.

The application requests a variance related to the exterior main wall height. The proposed height for a portion of the exterior main wall is 8.99 metres and the remainder of the wall is 7.92 metres as measured under Zoning By-law 569-2013, whereas a maximum exterior main wall height of 7.5 metres is permitted. Exterior main wall height provisions are devised, in part, to ensure a more consistent built form and to maintain a standard pattern of development. Staff are of the opinion that the proposed exterior main wall height should be modified, to be more in keeping with the intent of the Zoning By-law.

The applicant also requests a building height of 9.66 metres as measured under Zoning By-law No. 7625, whereas a maximum height of 8.8 metres is permitted. Building height provisions are devised, in part, to regulate the size of structures. Although some properties in this area have been approved at a building height greater than what is permitted under the Zoning By-law by the Committee of Adjustment, approvals have generally ranged between 8.9 and 9.1 metres as measured under Zoning By-law No. 7625. Staff are of the opinion that the proposed building height should be modified to be more in keeping with the intent of the Zoning By-law.

The application proposes a finished first floor height of 1.87 metres as measured under Zoning By-law No. 7625, whereas a maximum finished first floor height of 1.5 metres is permitted. Finished first floor height provisions are devised, in part, to regulate the number of front porch steps as well as to maintain a consistent building scale. Staff are of the opinion that the proposed finished first floor height should be modified, to be more in keeping with the intent of the Zoning By-law.

Further, the application requests variances to permit a north and south side yard setback of 1.0 metre as measured under both Zoning By-law Nos. 569-2013 and 7625, whereas both Zoning By-laws require a side yard setback of 1.2 metres. Side yard setback provisions are devised, in part, to maintain an adequate separation distance between dwellings and to maintain a stable built form. The reduced side yard setbacks are due, in part, to a 0.23 metre two-storey bump out at the front portion of the proposed dwelling. The dwelling beyond the front 6.39 metres is setback 1.23 metres. To ensure that the variances related to side yard setback are constructed as shown, staff recommend that the proposal be built in accordance with the site plan drawing submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division, October 25, 2016.

Should the Committee choose to approve this application, staff recommend that the proposed exterior main wall height, building height, and finished first floor height be reduced to be more in keeping with the intent of the Zoning By-laws. Further, staff recommend that the proposal be made subject to the conditions set out in the *Recommendation* section of this report.

CONTACT

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SIGNATURE



per. Joe Nanos
Director, Community Planning, North York District

A0850/16NY- 220 WILLOWDALE AVE

Staff Report Committee of Adjustment Application

OCT 25 2016

HILLCREST AVENUE
(FORMERLY HILLCREST BOULEVARD)
(BY REGISTERED PLAN 1609)
PIN 10076-0168

CITY OF PORTLAND PLANNING
- NORTH YORK CIVIC CENTRE
LOT 415

SURVEYOR'S REAL PROPERTY REPORT OF
PART 1:
PLAN OF LOT 556
REGISTERED PLAN 1801
CITY OF TORONTO
(FORMERLY THE CITY OF NORTH YORK)

MITSCHE & AZIZ, INC., O.L.S.

ALL FIGURES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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LE SEARCH INDICATES

EASMENTS OR RIGHT OF WAYS REQUESTED ON TITLE

INVESTIGATION WITH REFLECT TO MURKIN, ZOHNG BY LAW HAS
THE SUBJECT PROPERTY (PROPERTIES)

ACHIEVEMENTS

WARNING NOTE
BOARDS TO THE EXHIBIT STATION ON THE PLAIN.

BEARING ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERN U
 BILCHDALE AVENUE HAVING A BEARING OF N165.903°

KNOWN ON 2 JAN 65-221-R

WADSWORTH SCOTT PIKE ON APR 12 2001 THE DRIVE IN FROM CITY OF :
WADSWORTH MARK & C60014. ELEVATION. 176 592m

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SURVEY MOUNTING SET	1-2	MINDRO P
SILVERADO FROM AIR		

RDW BAR	05	POOR SALL
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NORTH EAST		

•	ROUND FENCE	•	COUNTER
•	MADE 1/2" FENCE	•	0 01
•	OF 12 1/2" PLAN 6761	•	0 01

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PRM 648-11347
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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 17th DAY OF JANUARY,

DATE: 10/20/2010 10/20/2010
A. ABDULSHAM
CHITAPRO LAND S

MITSCHE & AZIZ

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1997

PROJECT NUMBER	PROJECT

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DRAWN BY 11	CHECKED BY 11

DATE	BY	DESCRIPTION	AMOUNT
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