



STAFF REPORT
Committee of Adjustment
Application

Date:	March 13, 2017
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: A0002/17NY Address: 78 CAMERON AVE Application to be heard: Wednesday, March 22, 2017 at 9:30 a.m.

RECOMMENDATION

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

1. Variance Nos. 6 and 11 with respect to the east side yard setback as measured under Zoning By-law Nos. 7625 and 569-2013 should be modified to 0.9 metres; and
2. Variance No. 14 with respect to building height as measured under Zoning By-law No. 7625 should be modified to be within the range of 9.0 and 9.1 metres.

APPLICATION

To construct a new detached two-storey dwelling.

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

1. Chapter 10.5.40.10.(5), By-law No. 569-2013

A minimum of 10.0m² of the first floor must be within 4.0m of the front wall.
There is 8.75 m² proposed within 4.0m of the front wall.

2. 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 31.96% of the lot area.

3. Chapter 10.20.40.10.(2)(A)(i), By-law No. 569-2013

The maximum permitted height of exterior front main walls is 7.5m.

The proposed height of front main walls for windows is 8.11m.

4. Chapter 10.20.40.10.(2)(A)(ii), By-law No. 569-2013

The maximum permitted height of exterior rear main walls is 7.5m.

The proposed height of rear main walls for window and door is 8.11m.

5. Chapter 10.20.40.10.(2)(B), 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 west side exterior main walls is 8.05m. (window location)

6. Chapter 10.20.40.70.(3)(B), By-law No. 569-2013

The minimum required east side yard setback is 0.90m.

The proposed east side yard setback is 0.61m.

7. Chapter 10.20.40.70.(3)(B), By-law No. 569-2013

The minimum required west side yard setback is 0.90m.

The proposed west side yard setback is 0.61m only for garage portion.

8. Section 6(9)(n), By-law No. 7625

A bay window may project 0.6m from the rear wall.

The proposed rear bay windows project 0.75m from the rear wall.

9. Section 6(24), By-law No. 7625

Decks greater than 1m in height may not project more than 2.1m from the wall.

The proposed deck projects 2.83m from the wall.

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 1.67m.

11. Section 14-B(5)(c)(i)(A), By-law No. 7625

The minimum required east side yard setback is 1.20m.

The proposed east side yard setback is 0.61m.

12. Section 14-B(5)(c)(i)(A), By-law No. 7625

The minimum required west side yard setback is 1.20m.

The proposed west side yard setback is 0.61m only for garage portion.

13. Section 14-B(6)(a), By-law No. 7625

The maximum permitted lot coverage is 30.0% of the lot area.

The proposed lot coverage is 31.96% of the lot area.

14. Section 14-B(8)(b), By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 9.25m.

COMMENTS

The subject property is located on the north side of Cameron Avenue, west of Yonge Street and south of Sheppard Avenue West. The property is zoned *R7* under former City of North York Zoning By-law No. 7625 and zoned *RD (J9.0;a275)* in the new City of Toronto Zoning Staff Report Committee of Adjustment Application

By-law No. 569-2013. The applicant proposes to construct a new detached two-storey dwelling.

The application requests variances to permit a building height of 9.25 metres as measured under Zoning By-law No. 7625, whereas a maximum building height of 8.8 metres is permitted. Building height provisions are intended to, in part, regulate the size of structures and to ensure the roof lines of buildings are consistent in a given area. Although several properties in the neighbourhood have been approved by the Committee of Adjustment for building heights greater than the permitted building height under the Zoning By-law, approvals for increased building height have generally ranged between 9.0 and 9.1 metres. 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 and the existing physical character of the neighbourhood.

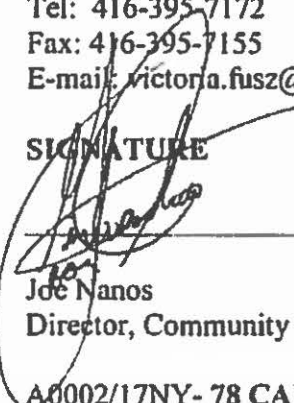
The application requests variances to permit an east side yard setback of 0.61 metres as measured under Zoning By-law Nos. 569-2013 and 7625, whereas Zoning By-law No. 7625 requires a minimum side yard setback of 1.2 metres and Zoning By-law No. 569-2013 requires a minimum side yard setback of 0.9 metres. Side yard setback provisions are intended, in part, to ensure adequate separation distance between dwellings. Staff are of the opinion that the proposed east side yard setback should be increased to comply with the minimum side yard setback requirement prescribed under Zoning By-law 569-2013.

Should the Committee choose to approve this application, staff recommend that the proposed building height and east side yard setback be modified to be more in keeping with the intent of the Zoning By-laws and the existing physical character of the neighbourhood.

CONTACT

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SIGNATURE



Joe Nanos

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A0002/17NY- 78 CAMERON AVE

