

Date:	May 9, 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 26 – Don Valley West
Reference:	File No: A0206/17NY Address: 195 GLENVALE BOULEVARD Application to be heard: Thursday, May 18, 2017 at 9:30 a.m.

RECOMMENDATION

Planning staff recommend that the following modifications be made to the application in accordance with the suggestions provided by the applicant:

1. Reduce Variance No. 6 for building height as measured under Zoning By-law No. 1916 to 8.9m.

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-law:

1. Variance No. 8 for the proposed floor space index as measured under Zoning By-law No. 1916 be reduced to between 0.55 and 0.71 times the area of the lot.

APPLICATION

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

1. **Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10m² of the First Floor area must be within 4m of the front wall.
There is 7m² proposed within 4m of the front wall.

2. **Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 35.6% of the lot area.
3. **Chapter 10.20.40.10.(4), By-law No. 569-2013**
The maximum permitted building height for a flat roof is 7.2m.
The proposed building height is 8.71m.
4. **Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.45 times the area of the lot.
The proposed Floor Space Index is 0.7 times the area of the lot.
5. **Chapter 10.5.40.70.(1), By-law No. 569-2013**
The minimum required front yard setback is 7.32m
The proposed front yard setback is 6.0m.
6. **Section 6.2.3, By-law No. 1916**
The maximum permitted building height is 8.5m.
The proposed building height is 9.02m.
7. **Section 6.2.3, By-law No. 1916**
The maximum permitted building length is 16.75m.
The proposed building length is 16.99m.
8. **Section 6.2.3, By-law No. 1916**
The maximum permitted Floor Space Index is 0.45 times the lot area.
The proposed Floor Space Index is 0.913 times the lot area.
9. **Section 6.2.3, By-law No. 1916**
The maximum permitted lot coverage is 35% of the lot area.
The proposed lot coverage is 36.2% of the lot area.

COMMENTS

The subject property is located on the south side of Glenvale Boulevard, northeast of Bayview Avenue and Eglinton Avenue East. The property is zoned *RD (9.0;a275;d0.45)* in the new City of Toronto Zoning By-law No. 569-2013 and *R1A* in the former Leaside Zoning By-law No. 1916. The proposal is for the construction of a new two-storey dwelling.

The applicant has indicated that the following change will be made to the application to be in more keeping with the intent of the Zoning By-law and will be presented on the floor at the time of the Committee hearing on May 18, 2017:

- Reduce Variance No. 1 for building height as measured under Zoning By-law No. 1916 to 8.9m.

The applicant is requesting a variance to permit a floor space index (FSI) of 0.91 times the area of the lot as measured under Zoning By-law No. 1916, whereas a maximum of 0.45 times the area of the lot is permitted. FSI provisions are devised, in part, to regulate the size of structures, and to ensure a stable built form is being maintained with respect to the neighbourhood context. Although some properties in the neighbourhood have been approved by the Committee of Adjustment under both Zoning By-laws for increased FSI, the approvals have ranged between 0.55 and 0.71 times the area of the lot. Planning staff is of the opinion that the proposed FSI should be reduced to be in more keeping with the intent of the Zoning By-laws.

CONTACT

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SIGNATURE

A handwritten signature in blue ink, appearing to read "Willu Mann", is written over a horizontal line.

Joe Nanos
Director, Community Planning, North York District

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