



STAFF REPORT
Committee of Adjustment
Application

10
RECEIVED
AUG 16 2016

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE

Date:	August 16, 2016
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Joe Nanos, Director, Community Planning, North York District
Wards:	Ward 23 (Willowdale)
Reference:	File No. A0608/16NY Address: 18 GOULDING AVENUE Application to be heard: Thursday, August 25, 2016 at 9:30 a.m.

RECOMMENDATION

Planning staff recommend that the application be **refused**.

APPLICATION

To construct a cantilevered addition to the east portion of the dwelling, including a screened porch and deck on the north/east portion of the existing one-storey dwelling. The applicant is also proposing to construct a new enclosed atrium.

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% of the lot area.
The proposed lot coverage is 41.4% of the lot area
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 21.22m.
- 3. Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 0.46m.
- 4. Chapter 10.5.40.60.(3), By-law No. 569-2013**

Exterior stairs may encroach into a required building setback if the stairs are no wider than 2.0m.

The proposed rear stairs are 4.2m wide.

5. Chapter 10.20.40.30.(1), By-law No. 569-2013

The maximum permitted building depth is 19.0m.

The proposed building depth is 21.26m.

6. Chapter 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 no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5m if it is no closer to a side lot line than 0.93m.

The proposed platform encroaches 3.05m into the required rear yard setback and is 0.46m from the east side lot line.

7. Chapter 10.5.40.60.(7), By-law No. 569-2013

Roof eaves may project a maximum 0.9m provided that they are no closer than 0.30m to a lot line.

The proposed eaves are 0.1m from the east lot line.

8. 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 0.46m.

9. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 30% of the lot area.

The proposed lot coverage is 41.4% of the lot area.

10. Section 13.2.5A, By-law No. 7625

The maximum permitted building length is 16.8m.

The proposed building length is 21.22m.

COMMENTS

The subject property is located on the south of Steeles Avenue West, west of Yonge Street. The property is zoned R4 under former City of North York Zoning By-law No. 7625 and zoned RD (f15.0; a550)(×5) in the new City of Toronto Zoning By-law No. 569-2013. The subject property is designated *Neighbourhoods* in the City of Toronto Official Plan. *Neighbourhoods* are considered stable areas where new development will maintain the existing physical character of the area.

Section 4.1 outlines the development policies for *Neighbourhoods*. The preamble to the development criteria states that, *physical changes to our established Neighbourhoods must be sensitive, gradual, and generally "fit" the existing physical character of the neighbourhood, including in particular:*

- c) Heights, massing, scale and dwelling type of nearby residential properties;*
- f) Prevailing patterns of rear and side yard setbacks and landscaped open space;*

Zoning by-law provisions ensure that development is appropriate on a given site, and compatible with the surrounding context. The Official Plan states that no changes will be made to the zoning by-law through re-zoning, minor variance, consent, or other public actions that are not in keeping with the character of the neighbourhood.

The applicant proposes to construct a cantilevered addition to the east portion of the dwelling, including a screened porch and deck on the north/east portion of the existing one-storey dwelling. The applicant is also proposing to construct a new enclosed atrium. An application with respect to the subject property was previously before the Committee of Adjustment on March 11th, 1999 (A75/99NY) to permit a one-storey addition to the rear of the dwelling. The application was approved on condition, and included variances for east and west side yard setbacks, building length and lot coverage.

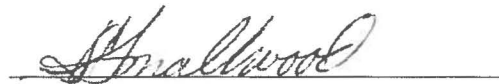
Planning staff have reviewed the plans submitted for the current proposal and have concerns with respect to the proposed lot coverage, length and east side yard setback. Staff are of the opinion that the variances proposed above are contrary to the intent of the Official Plan and Zoning By-law. Planning staff are also of the opinion that variances required to facilitate the proposal are neither individually nor cumulatively minor in nature. As such, Planning staff recommend that the application be **refused**.

Respectfully submitted,

CONTACT

Saadia Jamil, Assistant Planner
Tel: 416-395-7461
Fax: 416-395-7155
E-mail: sjamil@toronto.ca

SIGNATURE



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

A0608/16NY –18 GOULDING AVENUE

Mailed on/before: Monday, August 15, 2016

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

MEETING DATE AND TIME: Thursday, August 25, 2016 at 9:30 a.m.

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

File Number:	A0608/16NY	Zoning	R4 / RD(f15.0; a550)(x5)[ZONING]
Owner(s):	JOHN ROBERT FRASER KANE	Ward:	Willowdale (23)
Agent:	STEPHEN LEBLANC	Heritage:	Not Applicable
Property Address:	18 GOULDING AVE	Community:	North York
Legal Description:	PLAN 2366 PT BLK A CON 1 WY PT LOT 24		

PURPOSE OF THE APPLICATION:

To construct a cantilevered addition to the east portion of the dwelling, including a screened porch and deck on the north/east portion of the existing one-storey dwelling. The applicant is also proposing to construct a new enclosed atrium.

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% of the lot area.
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2. **Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 21.22m.
3. **Chapter 900.3.10(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 0.46m.
4. **Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed rear stairs are 4.2m wide.
5. **Chapter 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 21.26m.

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The maximum permitted lot coverage is 30% of the lot area.

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10. Section 13.2.5A, By-law No. 7625

The maximum permitted building length is 16.8m.

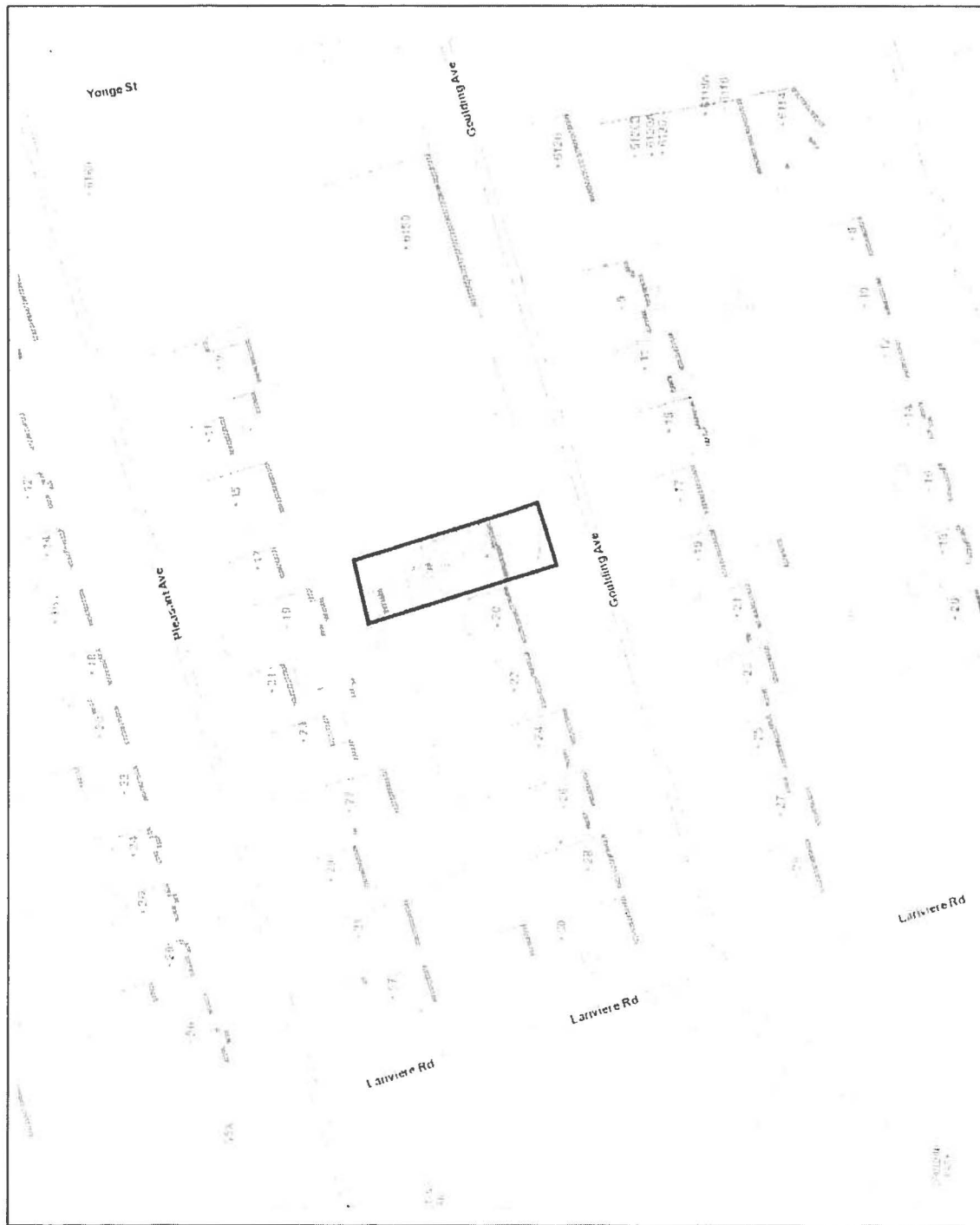
The proposed building length is 21.22m.

:sh



18 GOULDING AVE.

A0608/16NY



PART OF BLOCK A
REGISTERED PLAN 2366 York

PART OF LOT 24
CONCESSION I
West of Yonge Street

PLANNED BY THE CITY OF YORK, TORONTO
SCALE 1" = 10'

RECEIVED

JUN 29 2016

Toronto Building
North York District

GOULDING

AVENUE

IT IS HEREBY CERTIFIED THAT THE FIELD SURVEY WAS
COMPLETED ON THE 20th DAY OF SEPTEMBER, 1985

SURVEYOR'S CERTIFICATE

CERTIFY THAT
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
COMPLETED ON THE 20th DAY OF SEPTEMBER, 1985

DATED DECEMBER 22, 1985

David Anschuetz
DAVID ANSCHUETZ
ONARIO LAND SURVEYOR

BARCHAM AND ANSCHUETZ LIMITED
ONARIO LAND SURVEYORS

150 DUNDAS STREET WEST, SUITE 1100, TORONTO, ONTARIO
M5G 1B5 492-9146

REGISTERED PLAN 2366 YORK

LOT

345

LOT

344

FENCE
0'-3"
NORTH

LOT

24

CONCESSION 1, West of Yonge

POST AND WIRE FENCE

N 76° 10' 30" E
SITE OF OLD FENCE

50.12
DEED LINE

FENCE 0'-5" NORTH
0'-2" WEST

38'-5"

54'-5"

NEW
ADDITION

21'-2"

NEW
ADDITION

DEED LINE

PART 2,
PLAN 64R

BRICK DWELLING
NO. 20

EXISTING SPLIT
LEVEL HOUSE
NO. 18

BLOCK
REGISTERED

PLAN

2366

YORK

N 72° 50' 20" E 50.00'

NORTH LIMIT OF BLOCK A

41.12'

42.52'

6.00'

3.92'

4.00'

5.96'

150.83'

150.83'

N 17° 10' 50" W

N 17° 10' 50" W

4.02'

58'-5"

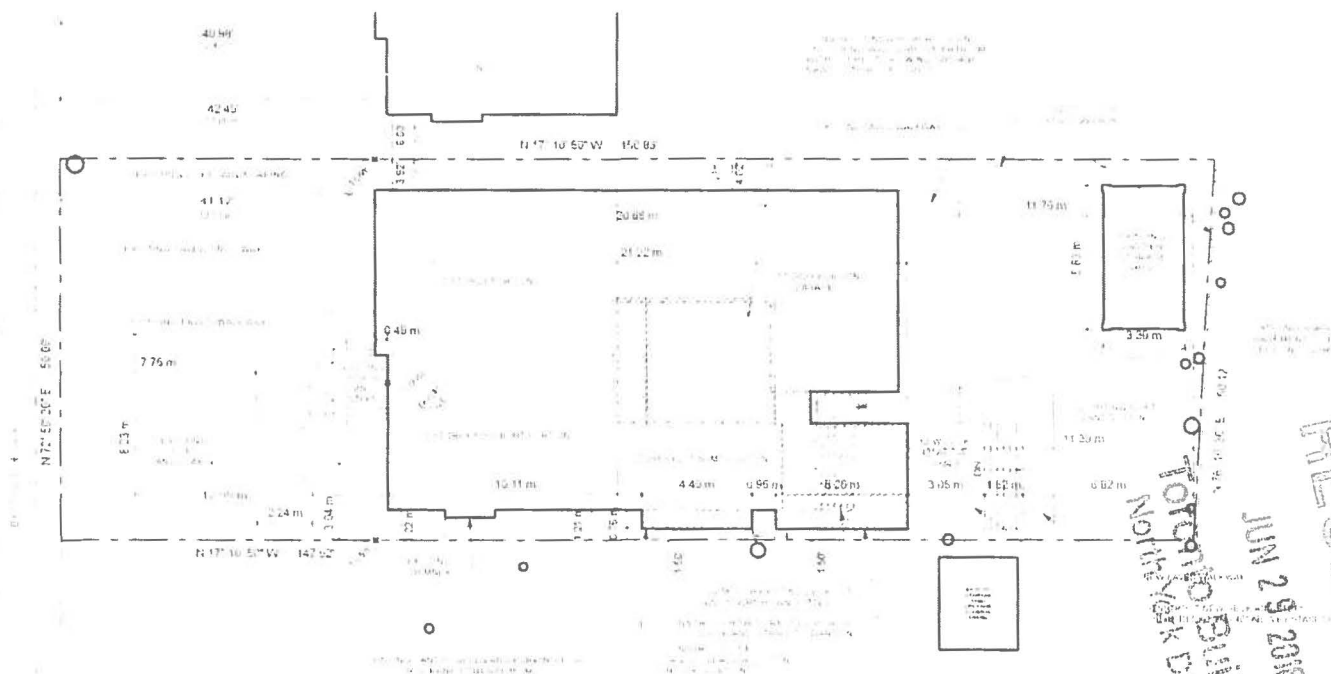
9'-5"

5'-10"

10'-10"

A0608/16 NY

GOULDING AVENUE



Site Statistics

	Imperial SQ FT	Metric SQ M	Notes
Lot Area	7,480.63	695.27	
Front Yard Area (existing)	2,084.93	193.02	no changes proposed
Front Yard Soft Landscaping (existing)	950.94	88.30	no changes proposed
Rear Yard Area (proposed)	1,983.21	184.18	
Rear Yard Soft Landscaping (proposed)	1,158.73	107.01	
Total Landscaped Area (proposed)	3,358.90	311.92	front, sides and back - hard and soft
Lot Coverage (proposed)	3,098.50	287.76	includes garden storage shed - excludes front porch and rear deck

	Imperial FT		Metric M		
	Existing	Proposed	Existing	Proposed	
Front Setback	41.12	41.12	12.53	12.52	
East Setback	3.96	1.5	1.21	0.46	
West Setback	3.92	3.52	1.19	1.13	
Rear Setback	38.57	37.26	11.76	11.39	proposed measured to north face of proposed screened porch

proposed measured to north face of proposed screened porch

	Imperial SQ FT		Metric SQ M		
	Existing	Proposed	Existing	Proposed	
Main Floor Area	1,104.80	615.37	105.17	57.14	
Second Floor Area	677.59	0.00	62.93	0.00	
Garage Area	1,058.13	0.00	98.27	0.00	no changes proposed
Garden Storage Shed	207.19	0.00	19.24	0.00	no changes proposed
TOTAL GFA	3,107.71	615.37	288.60	57.14	includes proposed screen porch and atrium as GFA, excludes garden storage shed
	41.51%	8.42%			
GRAND TOTAL GFA	3,723.08		345.75		existing and proposed
	49.73%				

existing and proposed

SURVEY INFORMATION

SURVEY INFORMATION TAKEN FROM PLAN OF SURVEY OF PART OF BLOCK A, REGISTERED PLAN 2306 YORK AND PART OF LOT 24 CONCESSION 1 WEST OF YONGE STREET CITY OF NORTH YORK, MUNICIPALITY OF METROPOLITAN TORONTO PREPARED BY BARCHAM AND ANSCHUTZ LIMITED 14/05/2015 DECEMBER 23, 1985

18 GOULDING AVE

DATE: 11/11/2015

BY: [Signature]

SITE PLAN

DATE: 11/11/2015

BY: [Signature]

DATE: 11/11/2015

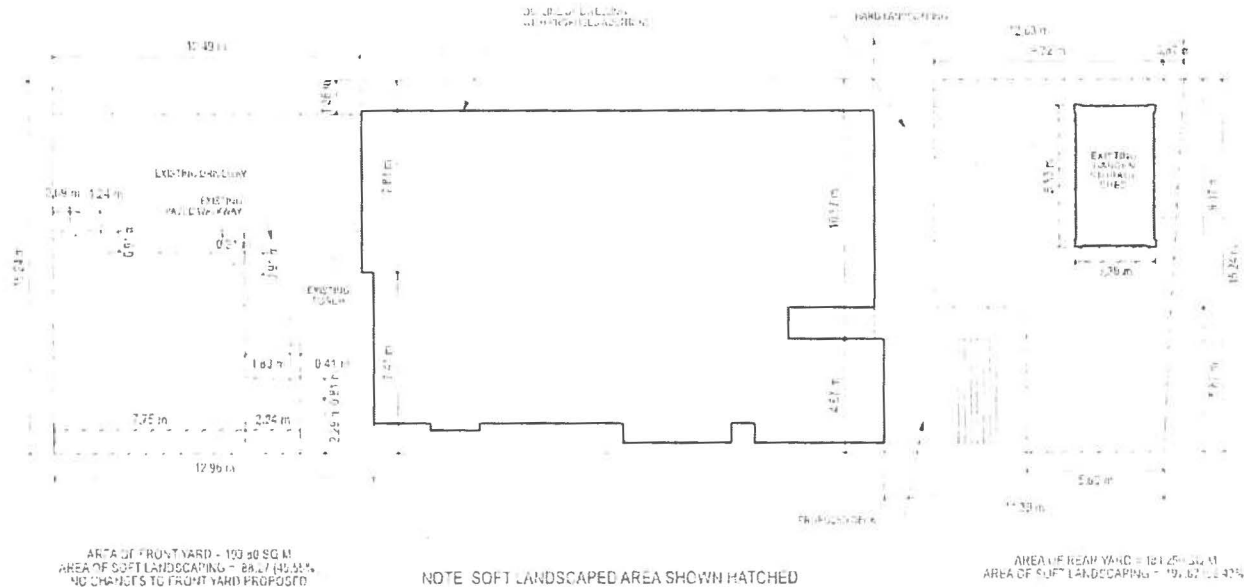
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DATE: 11/11/2015

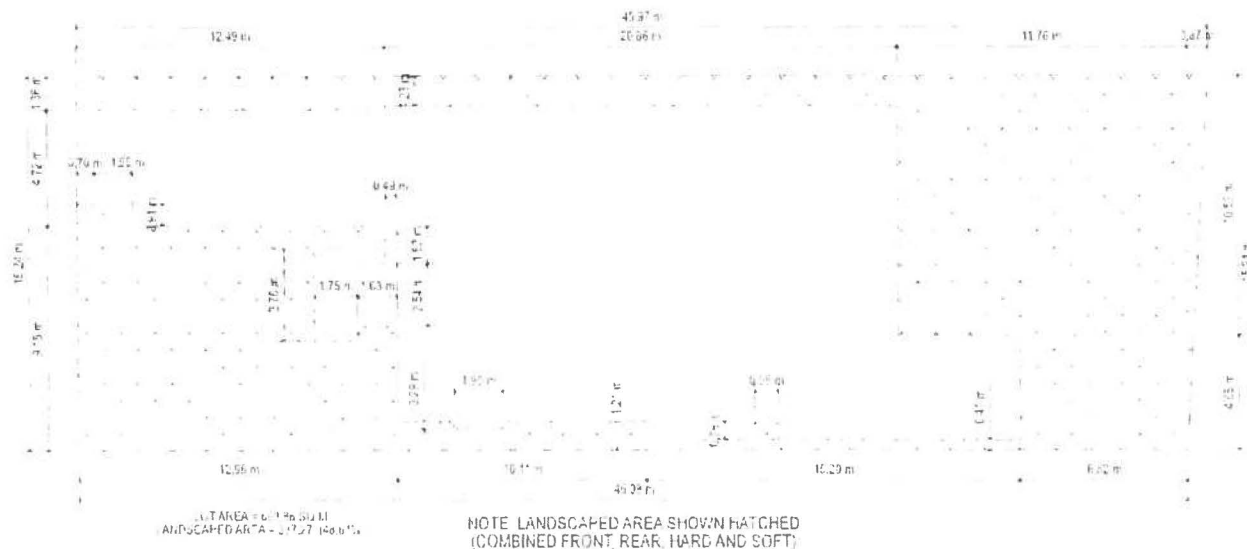
BY: [Signature]

SK1.0

SOFT LANDSCAPING AREAS

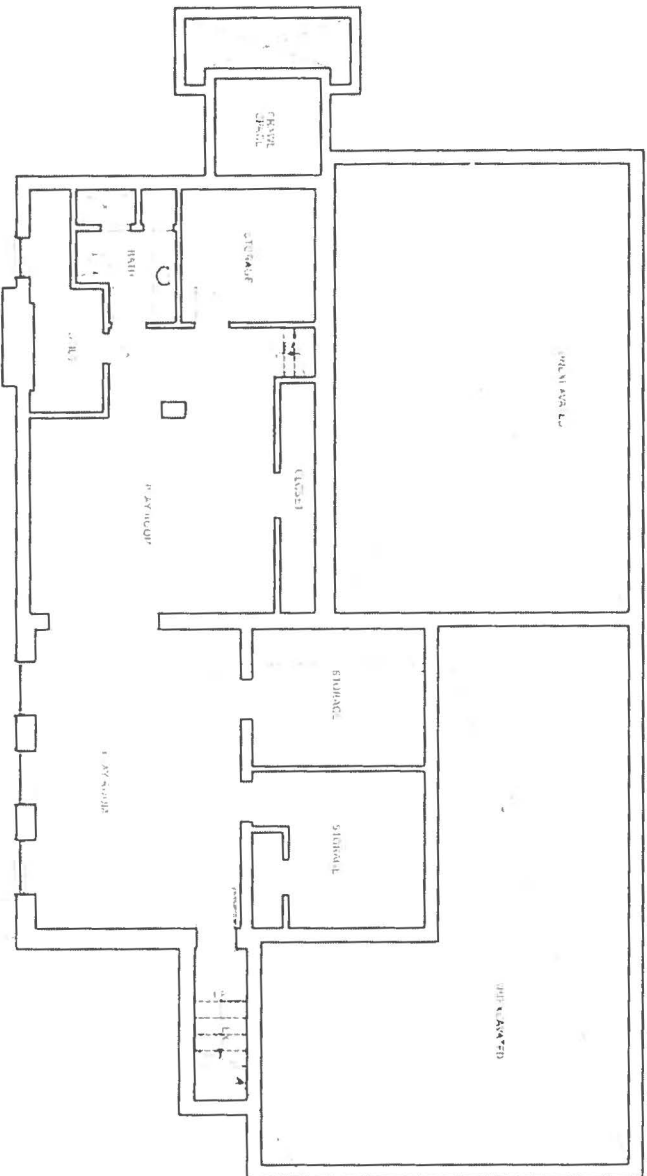


LANDSCAPED AREAS



PLAN 101 - 101' x 101' x 101'

101' x 101' x 101'



101' x 101' x 101'

101' x 101' x 101'

101' x 101' x 101'

101' x 101' x 101'

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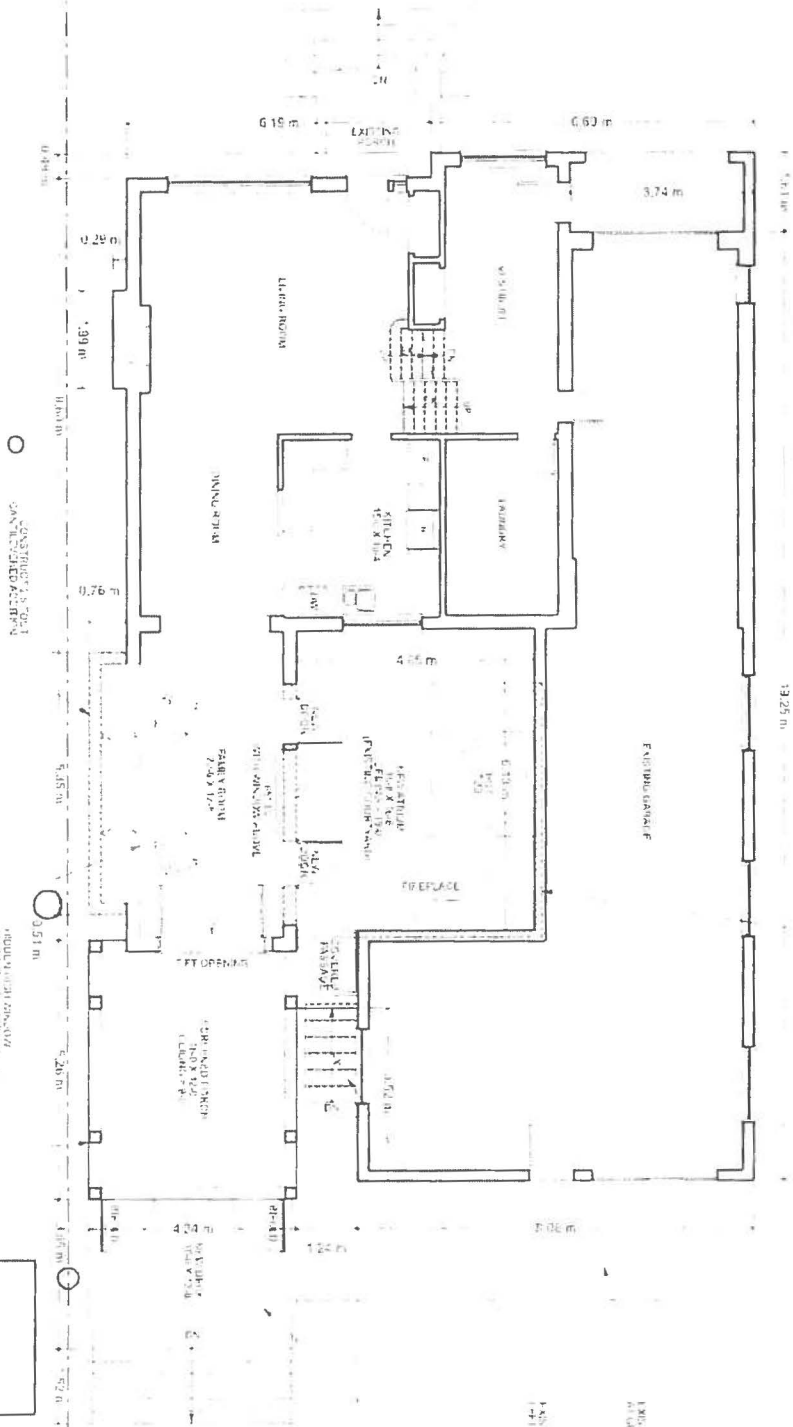
101' x 101' x 101'

SK2.0

PLAN 100' x 100'

CONCEPTUAL DESIGN FOR A 100' x 100' LOT
WITH A 10' x 10' LOT AND A 10' x 10' LOT

100'



100' x 100' LOT
WITH A 10' x 10' LOT
AND A 10' x 10' LOT

CONCEPTUAL DESIGN FOR A 100' x 100' LOT
WITH A 10' x 10' LOT AND A 10' x 10' LOT

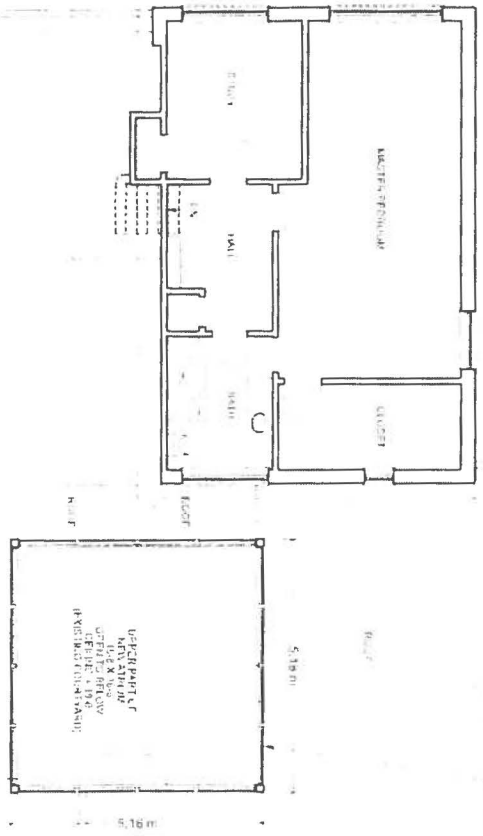
100' x 100' LOT
WITH A 10' x 10' LOT
AND A 10' x 10' LOT

SK2.1

POSTER & JELLY

CONCEPT: NEW MEDIA OFFICE / GALLERY SPACE
WITH GALLERY STOREY ABOVE GROUND FLOOR LEVEL

1:200



EXTERIOR FACE OF EXTERIOR
WALL, BUILDING, PROJECT, 1:200

1:200

ROOF

ROOF

ROOF

ROOF

ROOF

18 GUILDING AVE

CONCEPT:
MAIN FLOOR PLAN

SK2.2

PROPOSED AFFILIATION



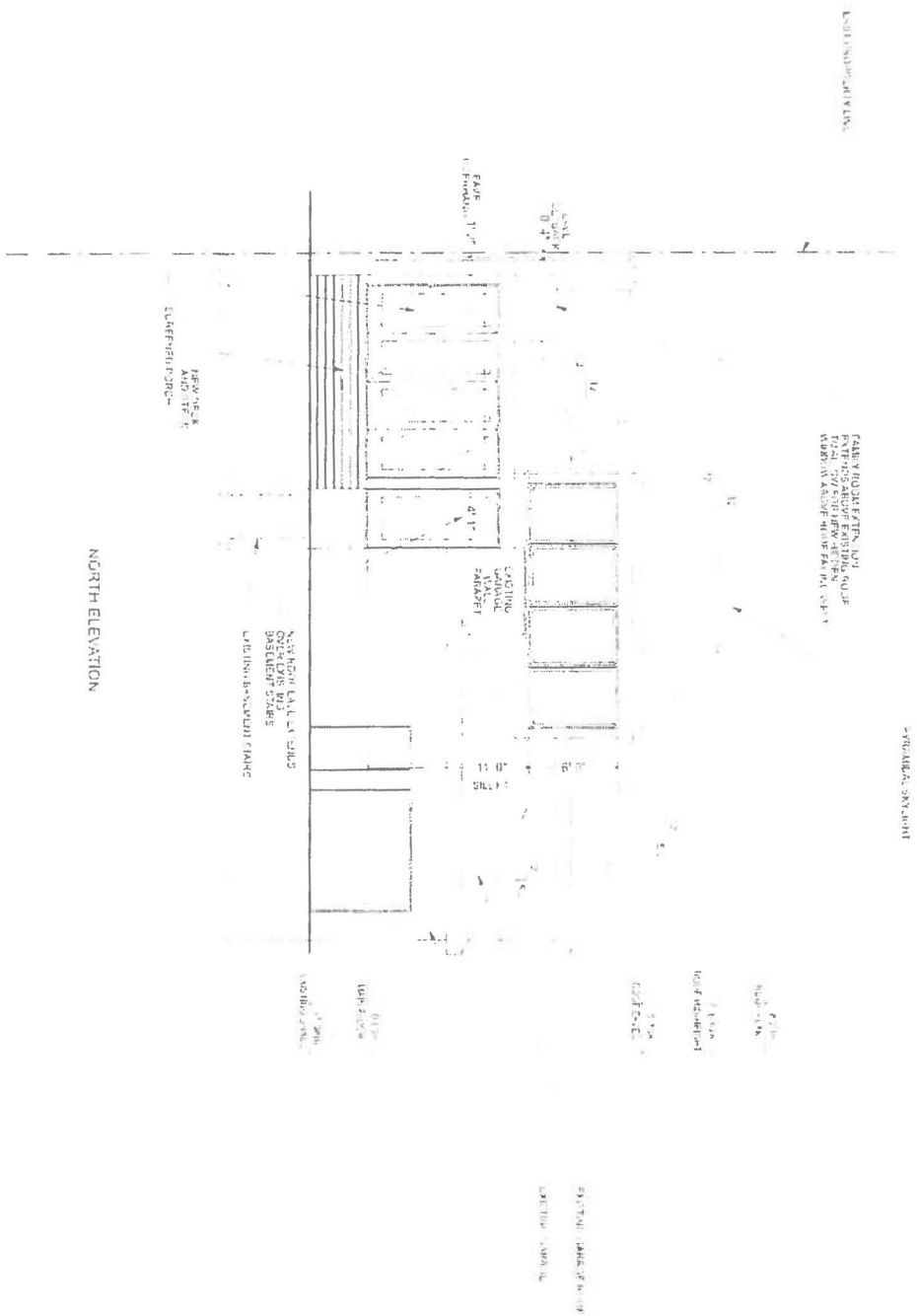
SECOND FLOOR

T. J. O'Connell

11

100

SK2.3



SK3.1

THEY WOULD NOT. BOB AND ALICE

[illegible](ANAL. Calcd for $C_{10}H_{12}F_2$: C, 68.75%; H, 7.14%; F, 4.11%. Found: C, 68.6%; H, 7.2%; F, 4.2%.)

EXETER, MA 01155

REF. 5A2F 2.16
M-F-A-6(1) 17 M.11.1

CHM. VU. 1947. 318

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2000

5610074

WJH

• *Journal of the American Medical Association*

30' 16"

1994-1995

$\mathbb{P}^1 \times \mathbb{P}^1 \rightarrow \mathbb{P}^1$
 $(x, y) \mapsto x$
 $\mathbb{P}^1 \times \mathbb{P}^1 \rightarrow \mathbb{P}^1$
 $(x, y) \mapsto y$

WEST ELEVATION

18 GOULDING AVE.

T-8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 8

CONCEPT WEST ELEVATION

SK3.2

PHOTOGRAPHY: J. J. JONES

TRANSFORMATION
 18 GOULDING AVENUE
 SOUTH ELEVATION

TRANSFORMATION

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SOUTH ELEVATION

18 GOULDING AVE.

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SK3.3

**John Kane Residence
18 Goulding Ave, North York**



South elevation, facing Goulding Ave.



20 Goulding

18 Goulding

RS Kane Funeral Home

View looking east on Goulding Ave.



View of existing east elevation, showing dedicated open space behind RS Kane Funeral Home



View looking north-west, showing dedicated open space behind RS Kane Funeral Home at east side of 18 Goulding



View of existing rear elevation, east side



View of existing rear elevation, west side



Existing Garden Storage Shed



View of east elevation, north end, in vicinity of proposed east side addition, showing dedicated open space behind RS Kane Funeral Home