

<b>Date:</b>	June 4, 2018
<b>To:</b>	<b>Chair and Committee Members of the Committee of Adjustment North York District</b>
<b>From:</b>	Joe Nanos, Director, Community Planning, North York District
<b>Ward:</b>	Ward 25 – Don Valley West
<b>Reference:</b>	File No: A0697/17NY Address: <b>80 BRAESIDE ROAD</b> Application to be heard: Thursday, June 14, 2018 at 9:30 a.m.

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**RECOMMENDATION**

City Planning staff recommend that the following modification be made to the application in accordance with the suggestion provided by the applicant:

1. Reduce Variance No. 1 respecting the building height under Zoning By-law No. 569-2013 from 10.83 metres to 10.49 metres.

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**APPLICATION**

To construct a new two-storey dwelling with an integral garage.

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

1. **Chapter 10.10.40.10.(1), By-Law 569-2013**  
The permitted maximum height of a building or structure is 10.0m.  
The proposed height of the building is 10.83m.
2. **Chapter 10.10.40.70.(3), By-Law 569-2013**  
The required minimum side yard setback for a detached house is 0.9m.  
The proposed south side yard setback is 0.39m.
3. **Chapter 10.5.40.60.(3), By-Law 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6m.  
The proposed stairs are 0.32m from the front lot line.

4. **Chapter 10.5.40.50.(2), By-Law 569-2013**  
A platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3m of a building, must comply with the required minimum building setbacks for the zone(0.9m).  
The proposed rear yard side yard setback 0.39m.
5. **Chapter 10.10.40.40.(1), By-Law 569-2013**  
The permitted maximum floor space index is 0.6 times the area of the lot.  
The proposed floor space index is 2.62 times the area of the lot.
6. **Chapter 10.5.40.50.(4), By-Law 569-2013**  
The level of the floor of a platform, such as a deck or balcony, located at or below the level of the first storey of a residential building other than an apartment building, may be no higher than 1.2m above the ground at any point below the platform, except where the platform is attached to or within 0.3m of:  
(A) a front main wall, the floor of the platform may be no higher than 1.2m above established grade;  
(B) a side main wall, the floor of the platform may be no higher than the level of the floor from which it gains access; and  
(C) a rear main wall, any part of the platform floor located 2.5m or less from the rear main wall may be no higher than the level of the floor from which it gains access.  
The proposed rear deck projects 3.57m from the wall and is 1.9m above ground.
7. **Chapter 5.10.40.70.(6), By-Law 569-2013**  
If the Toronto and Region Conservation Authority (TRCA) determines that a shoreline hazard limit or a stable top-of-bank crosses a lot, a building or structure on that lot must be set back a minimum of 10.0m from that shoreline hazard limit or stable top-of-bank.  
The proposed setback is 0m.
8. **Chapter 5.10.40.80.(1), By-Law 569-2013**  
On lands under the jurisdiction of the TRCA, a building or structure on a lot must be no closer than 10.0m from a shoreline hazard limit or a stable top-of-bank not on that lot.  
The proposed setback is 0m.
9. **Chapter 90.20.20.10.(1), By-Law 569-2013**  
A residential dwelling (rear deck) is not permitted in the Open Space-Natural Zone.  
The proposed use is a residential dwelling (rear deck).

## COMMENTS

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The subject property is located on the east side of Braeside Road, northeast of Yonge Street and Lawrence Avenue East. The property is zoned *R (f7.5; d0.6) (x933)* in the City of Toronto Zoning By-law No. 569-2013, *R2* in the former City of Toronto By-law No. 438-86 and *G* under the former City of North York Zoning By-law No. 7625.

The applicant has indicated that the following change will be made to the application to be more in keeping with the intent of the Zoning By-law and will be presented on the floor at the time of the Committee hearing on June 14, 2018:

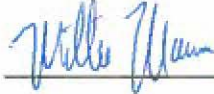
1. Reduce Variance No. 1 respecting the building height under Zoning By-law No. 569-2013 from 10.83 metres to 10.49 metres.

Staff are of the opinion that the proposed variance, as modified, is in keeping with the intent of the Zoning By-law.

**CONTACT**

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**SIGNATURE**



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*for* Joe Nanos  
Director, Community Planning, North York District

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