

Date: January 7th, 2020

To: Chair and Committee Members of the Committee of Adjustment, North York District

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

Ward: 15 – Don Valley West

File No.: A0700/19NY

Address: 22 Lewes Crescent

Hearing Date: Thursday, January 16th, 2020

RECOMMENDATIONS

City Planning staff recommend that the following modification be made to the application, as agreed upon by the applicant:

1. Reduce Variance No. 2 regarding building height under Zoning By-law No. 569-2013 from 9.33 m to 8.5 m; and,
2. Reduce Variance No. 6 regarding building height under the former City of North York Zoning By-law No. 7625 from 9.19 metres to 8.64 metres.

Should the Committee choose to approve this application, City Planning staff recommend that the following condition be attached:

1. The dwelling be developed in accordance with the site plan, north elevation and south elevation drawings attached to this report.

APPLICATION

To construct a new dwelling.

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

1. **Chapter 10.20.30.40.(1)(A), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 39.9% of the lot area.
2. **Chapter 10.20.40.10.(4)(A), By-law No. 569-2013**
The permitted maximum height is 7.2m.
The proposed height is 9.33m.
3. **Chapter 10.20.40.20.(1), By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0m or less, the

permitted maximum building length for a detached house is 17.0m.
The proposed building length is 38.37m.

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

The permitted maximum building depth for a detached house is 19.0m.
The proposed building depth is 29.57m.

5. Chapter 10.20.40.70.(1), By-law No. 569-2013

The required minimum front yard setback is 11m.
The proposed front yard setback is 8.38m.

6. Section 12.7, By-law No. 7625

The maximum permitted building height is 8m.
The proposed building height is 9.19m.

COMMENTS

The subject property is located on northeast side of Lewes Crescent, southwest of Bayview Avenue and Lawrence Avenue East. The property is zoned *RD (f18.0; a690)(x872)* under City of Toronto Zoning By-law No. 569-2013 and *R3* under the former City of North York Zoning By-law No. 7625.

The applicant has agreed to make the following modifications to the application and will be presented on the floor at the January 16th, 2020 Committee of Adjustment hearing:

1. Reduce Variance No. 2 regarding building height under City of Toronto Zoning By-law No. 569-2013 from 9.33 metres to 8.5 metres; and
2. Reduce Variance No. 6 regarding building height under the former City of North York Zoning By-law No. 7625 from 9.19 metres to 8.64 metres.

The applicant is also proposing a building length of 38.37 metres, whereas Zoning By-law No. 569-2019 permits a maximum length of 17.0 metres. A building depth of 29.57 metres is also being requested, whereas the maximum permitted building depth is 19.0 metres. It is important to note that these measurements are taken from the basement footprint of the proposed dwelling as it is larger than the above-grade footprint. Since the proposed dwelling is asymmetrical, the requested measurements do not reflect the entirety of the building. For instance, above-grade, the north side wall that would face 1 St Aubyns Crescent is approximately 25 metres in length, while the south side wall that would face 28 Lewes Crescent is approximately 20.8 metres in length.

The applicant is also requesting a front yard setback of 8.38 metres, whereas Zoning By-law No. 569-2013 requires a front yard setback of 11.0 metres. The by-law

requirement is an average of the existing front yard setbacks of the abutting neighbours. While the current front yard setback is 8.15 metres, the proposed 8.38 metre setback is measured based on a small portion of the second floor that projects into the front yard. The majority of the proposed dwelling complies with the front yard setback requirement.

Recognizing the unique location, shape, configuration of the lot to the street and abutting neighbours, and the above-grade portion of the proposed dwelling, City Planning staff have no objections to the variances being requested. Should the Committee of Adjustment approve this application, City Planning staff recommend the following condition be included:

1. The dwelling be developed in accordance with the site plan, north elevation and south elevation drawings attached to this report.

CONTACT

Aileen Keng, Assistant Planner, Community Planning, North York District,
416-395-7044, Aileen.Keng@toronto.ca



SIGNATURE

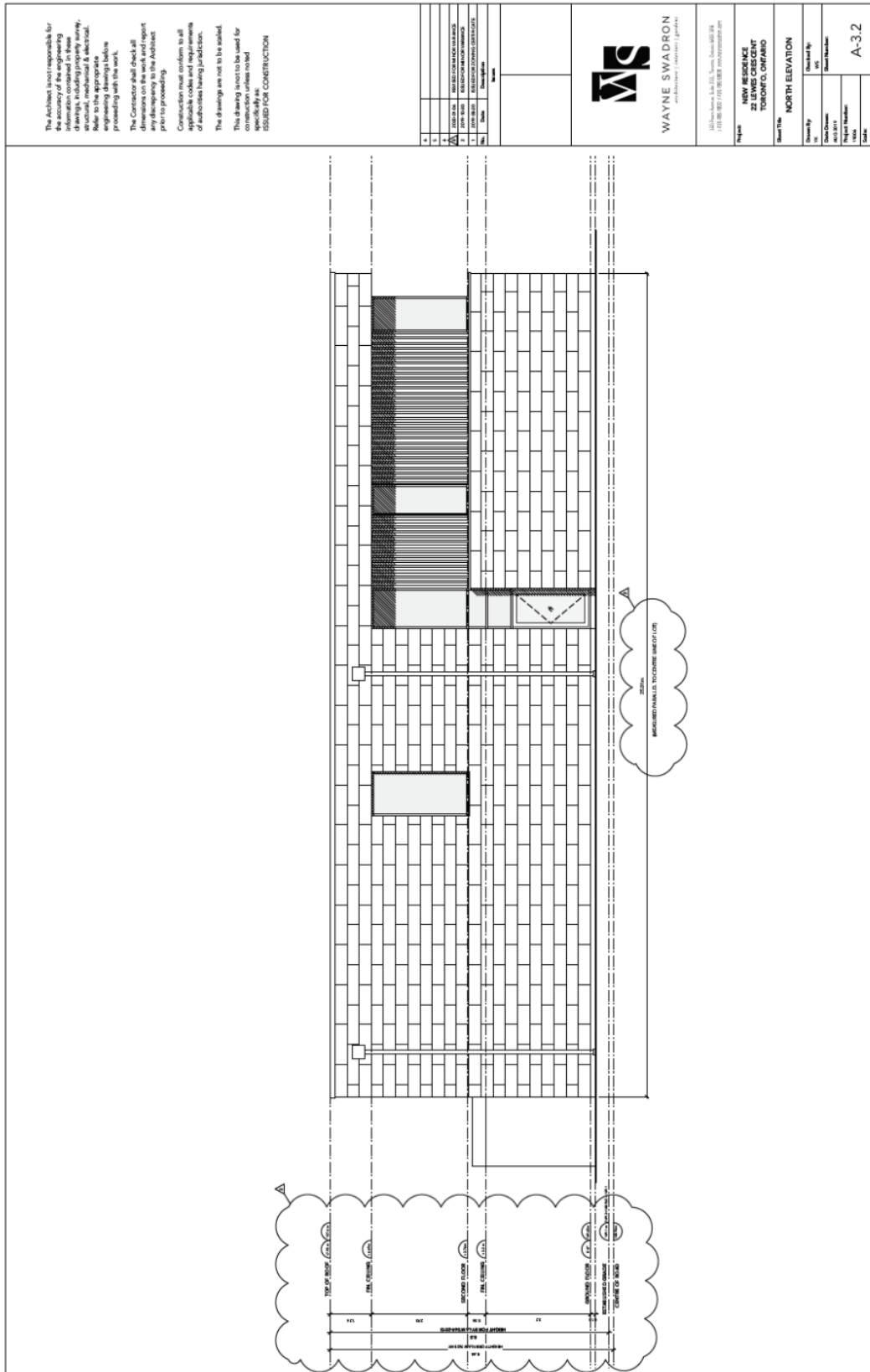
Signed by John Andreevski, Manager, Community Planning, North York District on behalf of Joe Nanos, Director, Community Planning, North York District

Attachments: Site Plan, North Elevation, and South Elevation drawings

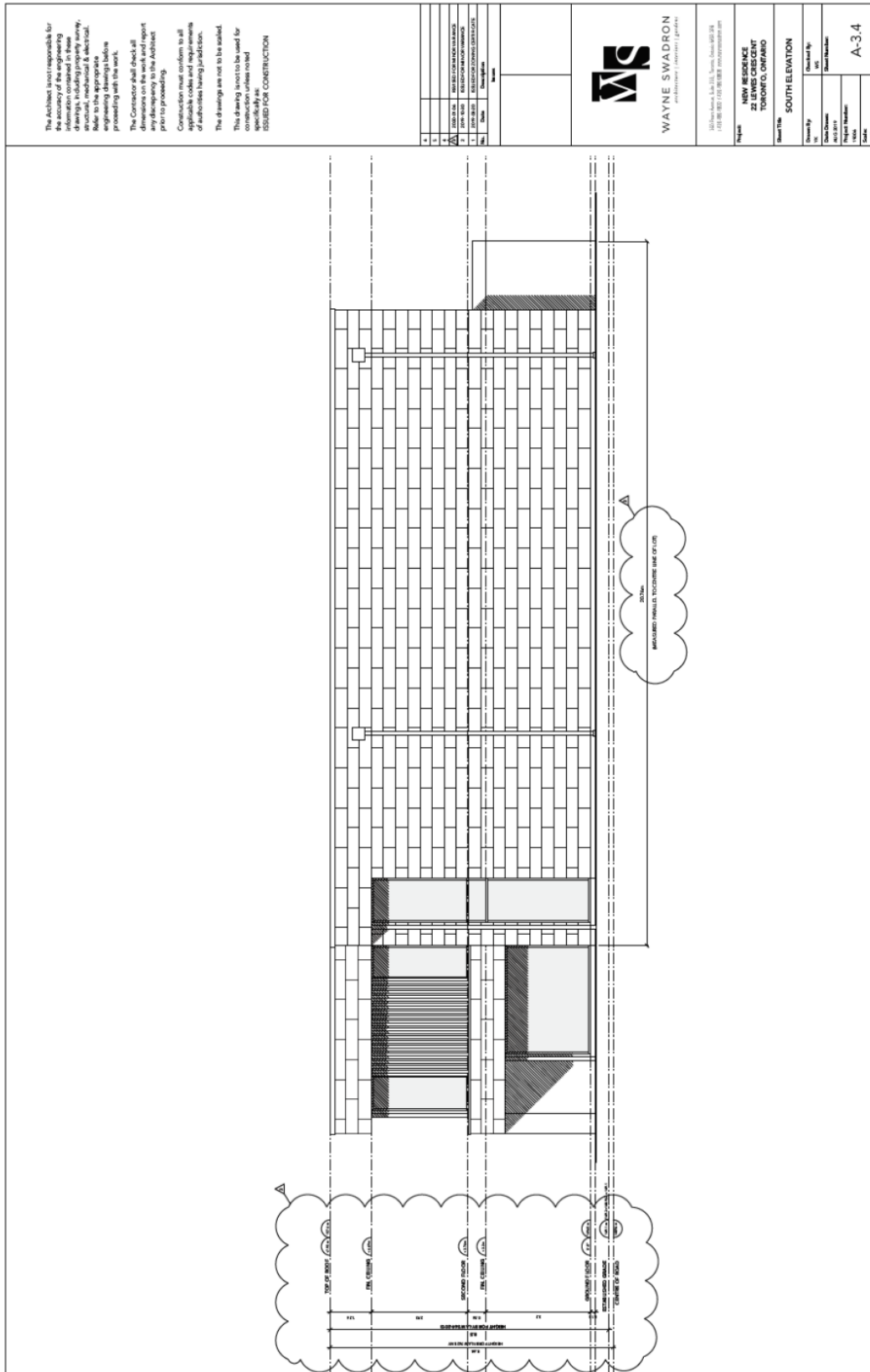
Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation



Attachment 2: North Elevation



Attachment 3: South Elevation