

**Date:** April 21, 2021

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

**From:** John Andreevski, Director (Acting), Community Planning, North York District

**Ward:** Don Valley West

**File No.:** A0142/21NY

**Address:** 1356 Mount Pleasant Road

**Hearing date:** April 28, 2021

## **RECOMMENDATIONS**

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City Planning staff recommend the following modifications to the application, as agreed to by the applicant:

1. Eliminate Variance No. 2 regarding building length;
2. Eliminate Variance No. 4 regarding front yard setback;
3. Eliminate Variance No. 5 regarding front yard landscaping;
4. Increase Variance No. 6 regarding front yard soft landscaping from 46.12% to 63%;
5. Eliminate Variance No. 7 regarding rear yard soft landscaping; and,
6. Eliminate Variance Nos. 8 and 9 regarding platform encroachment into the front yard setback.

City Planning staff recommend further modifications:

1. Reduce Variance No. 3 regarding floor space index from 0.63 to 0.59 times the area of the lot.

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

1. The side exterior main wall heights be developed substantially in accordance with the north and south side elevation drawings attached to this report.

## APPLICATION

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To construct a new dwelling.

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

1. **Chapter 10.20.40.10.(2)(B)(ii), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The proposed height of the side exterior main walls facing a side lot line is 8.88 m.
2. **Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.00 m.  
The proposed building length is 18.10 m.
3. **Chapter 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted floor space index is 0.35 times the lot area.  
The proposed floor space index is 0.63 times the lot area.
4. **Chapter 10.20.40.70.(1)(B), By-law No. 569-2013**  
The minimum required front yard setback is 6.0 m.  
The proposed front yard setback is 4.5 m.
5. **Chapter 10.5.50.10.(1)(B), By-law No. 569-2013**  
The minimum required front yard landscaping is 50.00%.  
The proposed front yard landscaping is 48.27%.
6. **Chapter 10.5.50.10(1)(D), By-law No. 569-2013**  
The minimum required front yard soft landscaping is 75.00%.  
The proposed front yard soft landscaping is 46.12%.
7. **Chapter 10.5.50.10.(3)(A), By-law No. 569-2013**  
The minimum required rear yard soft landscaping is 50.00%.  
The proposed rear yard soft landscaping is 46.0%.
8. **Chapter 10.5.40.60.(1)(A)(i), By-law No. 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.50 m if it is no closer to a side lot line than the required side yard setback.  
The proposed platform encroaches 3.00 m into the required front yard setback.

**9. Chapter 10.5.40.60.(2)(A), By-law No. 569-2013**

A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering, 2.50 m.

The proposed platform encroaches 3.00 m into the required front yard setback.

**10. Chapter 10.20.40.70.(3)(D), By-law No. 569-2013**

The minimum required side yard setback is 1.50 m.

The proposed south side yard setback is 0.90 m.

**11. Section 4(2), By-law No. 438-86**

The maximum permitted building height is 10.00 m.

The proposed building height is 10.28 m.

## **COMMENTS**

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The subject property is located on the west side of Mount Pleasant Road, south of Lawrence Avenue East. The property is zoned *RD (f15.0; d0.35) (x432)* under City of Toronto Zoning By-law No. 569-2013 and *R1 Z0.35* under the former City of Toronto Zoning By-law No. 438-86.

The applicant has agreed to make the following modifications to the application:

1. Eliminate Variance No. 2 regarding building length;
2. Eliminate Variance No. 4 regarding front yard setback;
3. Eliminate Variance No. 5 regarding front yard landscaping;
4. Increase Variance No. 6 regarding front yard soft landscaping from 46.12% to 63%;
5. Eliminate Variance No. 7 regarding rear yard soft landscaping; and,
6. Eliminate Variance Nos. 8 and 9 regarding platform encroachment into the front yard setback.

The applicant has also indicated they are willing to reduce the floor space index from 0.63 to 0.617 times the area of the lot. However, Planning staff recommend the floor space index be further reduced to 0.59 times the area of the lot to be in keeping with the prevailing density of the Lawrence Park neighbourhood.

The applicant is also requesting a side exterior main wall height of 8.88 metres, whereas the zoning by-law permits a height of 7.5 metres. This is measured based on the box windows on the front and rear main walls that are visible from the side lot lines. Portions of the actual side exterior main walls have heights that range from 7.8 metres to 8.22 metres. Planning staff have no objection to the side wall height as proposed, to ensure the side walls are developed as shown on the plans, Planning staff recommend the proposal be developed substantially in accordance with the north and south side elevation drawings attached.

## **CONTACT**

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

## **SIGNATURE**

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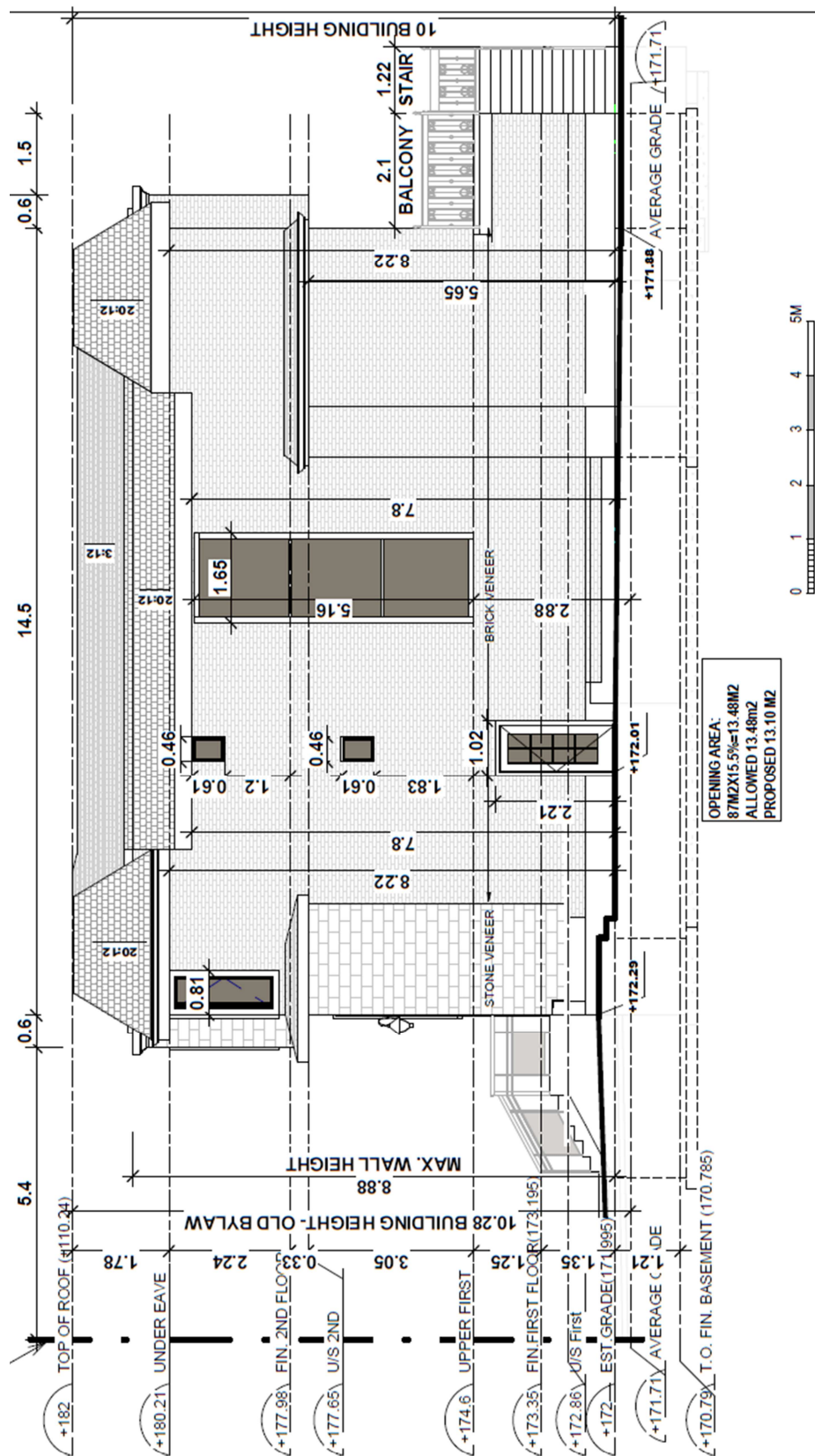
Signed by John Andreevski, Director (Acting), Community Planning, North York District

## **ATTACHMENTS:**

**Attachment 1: North Side Elevation**

**Attachment 2: South Side Elevation**

Attachment 1: North Side Elevation



Attachment 2: South Side Elevation

