

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 East

File No.: A0156/21NY

Address: 62 Norden Crescent

Hearing Date: April 28, 2021

RECOMMENDATIONS

City Planning staff recommend the following variance be refused:

1. Variance Nos. 4 and 5 regarding the front and rear main wall height.

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

1. The west side yard setback be developed substantially in accordance with the site plan drawing attached to this report.

APPLICATION

To construct a new dwelling.

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

1. **Chapter 10.5.40.50 (4)(A), By-law No. 569-2013**
For a platform attached to or within 0.3m of a front main wall, the floor of the platform may be no higher than 1.2m above established grade.
The proposed front platform height above established grade is 1.37m.
2. **Chapter 10.5.40.50, By-law No. 569-2013**
The minimum required side yard setback for the front platform is 1.8m.
The proposed front yard platform's west side yard setback is 1.18m.
3. **Chapter 5.10.40.70(1), By-law No. 569-2013**
The minimum required east side yard setback for the canopy is 1.8m.
The front canopy's east side yard setback is 1.21m.

- 4. Chapter 10.20.40.10.(2)(i), By-law No. 569-2013**
The maximum permitted height of the main walls is 7.5m above established grade for no less than 60% of the total width of all front main walls.
The proposed height of the front main walls is 9.17m for 100% of the total width of all front main walls.
- 5. Chapter 10.20.40.10.(2)(ii), By-law No. 569-2013**
The maximum permitted height of the main walls is 7.5m above established grade for no less than 60% of the total width of all rear main walls.
The proposed height of the rear main walls is 9.17m for 100% of the total width of all rear main walls.
- 6. Chapter 10.20.40.10.(6), By-law No. 569-2013**
The elevation of the lowest point of a main pedestrian entrance through the front wall or a side main wall may be no higher than 1.2m above established grade.
The proposed height of the main pedestrian entrance above established grade is 1.50m.
- 7. Chapter 900.3.10(5)(A), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.30m.
- 8. Chapter 10.20.30.40.(1)(A), By-law No. 569-2013**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 29.99% of the lot area.
- 9. Chapter 10.5.40.60.(3)(A)(ii), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed front stair's width is 2.44m.
- 10. Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.9m provided that they are no closer than 0.30m to a lot line.
The eaves encroach 1.11m into the west side yard setback.
- 11. 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.
The proposed canopy over the front porch encroaches 0.65m beyond the platform it is covering into the west side yard setback.
- 12. Section 14.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.41m.

COMMENTS

The subject property is located on the south side of Norden Crescent, northeast of Lawrence Avenue East and Leslie Street. The property is zoned *RD (f15.0; a550) (x5)* under City of Toronto Zoning By-law No. 569-2013 and *R5* under the former City of North York Zoning By-law No. 7625.

The applicant is requesting front and rear main wall heights of 9.17 metres for 100% of the wall width, whereas the zoning by-law permits a maximum height of 7.5 metres for no less than 60% of the wall width. The intent of this provision is to enable a portion of the front wall to be greater than 7.5 metres to allow for architectural expression but still maintain adequate roof pitch, massing and scale with the existing neighbourhood dwellings. Planning staff are of the opinion the proposed front and rear wall height of 9.17 metres for 100% of the wall width would create massing and scale impacts to the streetscape similar to that of a flat roof dwelling and therefore would not maintain the intent of the zoning by-law and should be refused.

The applicant is also requesting a west side yard setback of 1.3 metres, whereas the zoning by-law requires a minimum setback of 1.8 metres. Due to the west side lot line being angled, the 1.3 metres is a pinch point at the dwelling's front. As seen on the site plan, the west side yard setback at the rear of the dwelling is approximately 2.09 metres.

Notwithstanding the main wall height variances, Planning staff have no objections to the variances being requested and recommend that the west side yard setback be developed substantially in accordance with the site plan drawing 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, Director (Acting), Community Planning, North York District

ATTACHMENTS:

Attachment 1: Site Plan

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