

Date: April 20, 2023

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

From: David Sit, Director, Community Planning, North York District

Ward: Don Valley West

File No.: A0141/23NY

Address: 64 Mildenhall Road

Hearing Date: April 27, 2023

RECOMMENDATIONS

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

1. Modify Variance No. 2 regarding the building length under Zoning By-law No. 569-2013 from 22.86 metres to 22.50 metres.

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

1. The building length and building depth be developed in accordance with the site plan drawing attached to this report; and
2. The side main exterior wall heights be developed in accordance with the east and west side elevation drawings attached to this report.

APPLICATION

Proposal to construct a new single detached dwelling

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

1. **Chapter 10.20.40.10.(2) B(ii), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 metres.
The proposed height of the side exterior main walls facing a side lot line is 10.20 metres.
2. **Chapter 10.20.40.20.(1), By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0 metres or less, the permitted maximum building length for a detached house is 17.0 metres.
The proposed building length is 22.86 metres.
3. **Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0 metres.

The proposed building depth is 22.46 metres.

4. **Chapter 10.20.40.10.(3) A), By-law No. 569-2013**
The permitted maximum number of storeys is 2.
The proposed number of storeys is 3.
5. **Chapter 10.20.40.70.(3) E), By-law No. 569-2013**
The required minimum side yard setback is 1.8 metres where the required minimum lot frontage is 18.0 metres to less than 24.0 metres.
The proposed side yard setback is 1.2 metres at east and west side.
6. **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 35.17 % of the lot area.
7. **Chapter 10.20.40.50.(1) B), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 square metres.
The proposed area of each platform at or above the second storey is 6.2 square metres.
8. **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 2.0 metres.
The proposed stairs are 2.41 metres wide in the front and 2.16 metres wide on the west side.
9. **Chapter 10.5.40.60.(3) A)(iii), 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 closer to a lot line than 0.6 metres.
The proposed side stairs are 0 metres from the West lot line.
10. **Chapter 10.20.40.10.(1) A), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10 metres.
The proposed height of the (building/structure) is 10.61 metres.

COMMENTS

The subject property is located on the west side of Mildenhall Road, southwest of Lawrence Avenue East and Bayview Avenue. The property is zoned *RD (f18.0; a690)* under City of Toronto Zoning By-law No. 569-2013.

The applicant is requesting a revised building length of 22.50 metres, whereas City of Toronto Zoning By-law No. 569-2013 permits a maximum length of 17 metres. The

intent of regulating building length is to help maintain a consistent pattern of development within a neighbourhood and to help mitigate massing impacts to the adjacent neighbours. As seen on the site plan drawing attached to this report, additional building length is being requested to accommodate a one-storey bump-out at the rear and a bay window at the front of the dwelling. Notwithstanding these bump-outs, the majority of the dwelling would have a building length of approximately 20.25 metres which is consistent with the building length of the existing dwelling and other dwellings within the neighbourhood. City Planning staff have no objections to the building length, as revised, provided it is developed in accordance with the site plan drawing attached to this report.

The applicant is also proposing side exterior main wall heights of 10.20 metres, whereas City of Toronto Zoning By-law No. 569-2013 permits a maximum height of 7.5 metres. As seen on the north and south side elevation drawings attached to this report, the proposed main wall height is to accommodate windows that project above the roof eaves for a portion of the dwelling. The majority of the main walls are approximately 7.65 metres in height. City Planning staff have no objections to the height of the main walls, provided they are constructed in accordance with the east and west side elevation drawings attached to this report.

CONTACT

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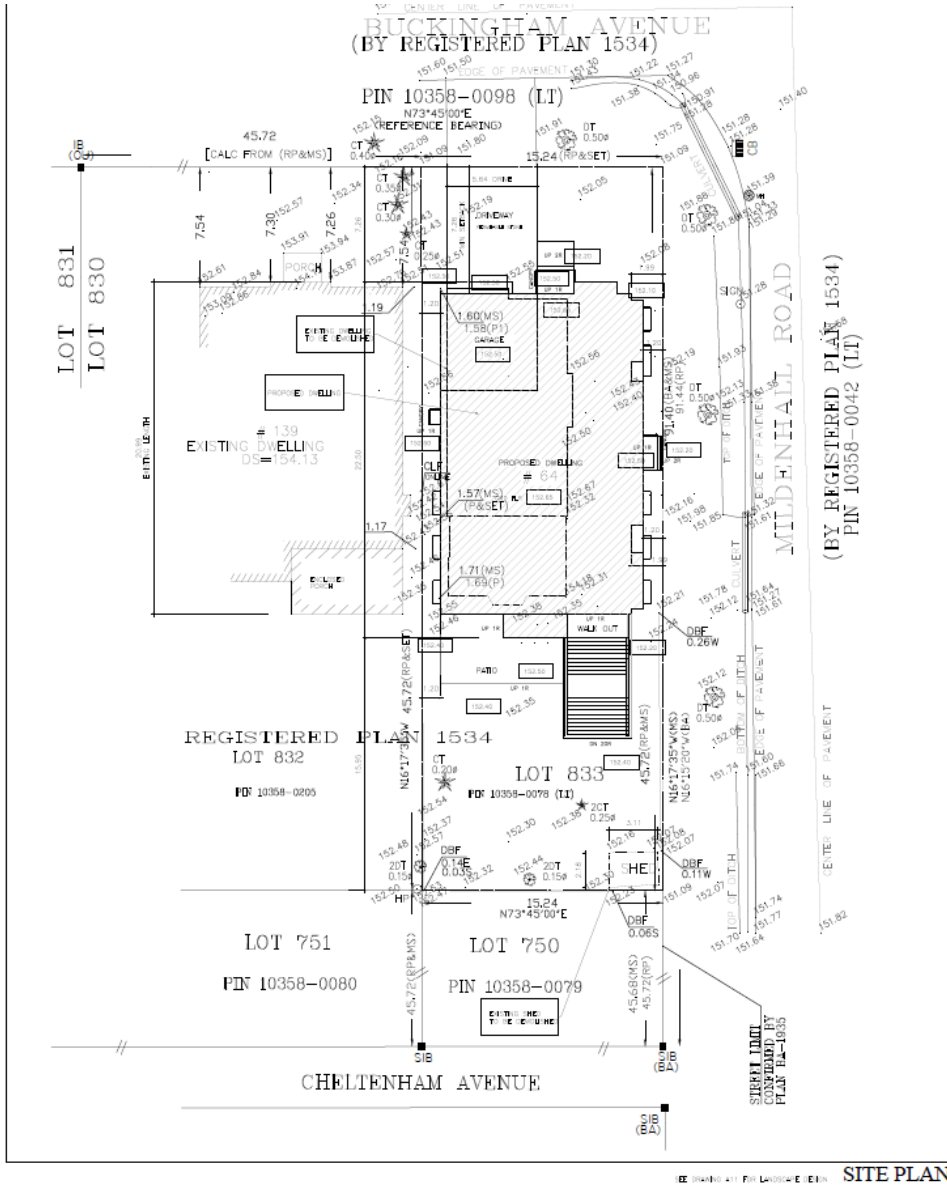
SIGNATURE



Signed by John Andreevski, Manager, Community Planning, North York District on behalf of David Sit, MCIP, RPP, Director, Community Planning, North York District

Attachment 1: Site Plan Drawing
Attachment 2: East (side) Elevation Drawing
Attachment 3: West (side) Elevation Drawing

Attachment 1: Site Plan Drawing



ALL DRAWINGS ARE TO BE RETURNED UPON REQUEST BY THE ARCHITECT.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS OF THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.
DRAWINGS ARE NOT TO BE SCALED.

DATE	DESCRIPTION	BY	CHK
4 APR/23	ISSUE FOR PERMIT		
14/07/23	CONFIRMATION		
14/07/23	ISSUE FOR PERMIT		
14/07/23	ISSUE FOR PERMIT		

ALL DIMENSIONS FROM FACE UNLESS NOTED

THOMAS MARZOTTO
ARCHITECT
WWW.TMARCHITECT.COM
25 HENRI BOULEVARD, SUITE 201, SCARBOROUGH, ONTARIO M1S 1C5
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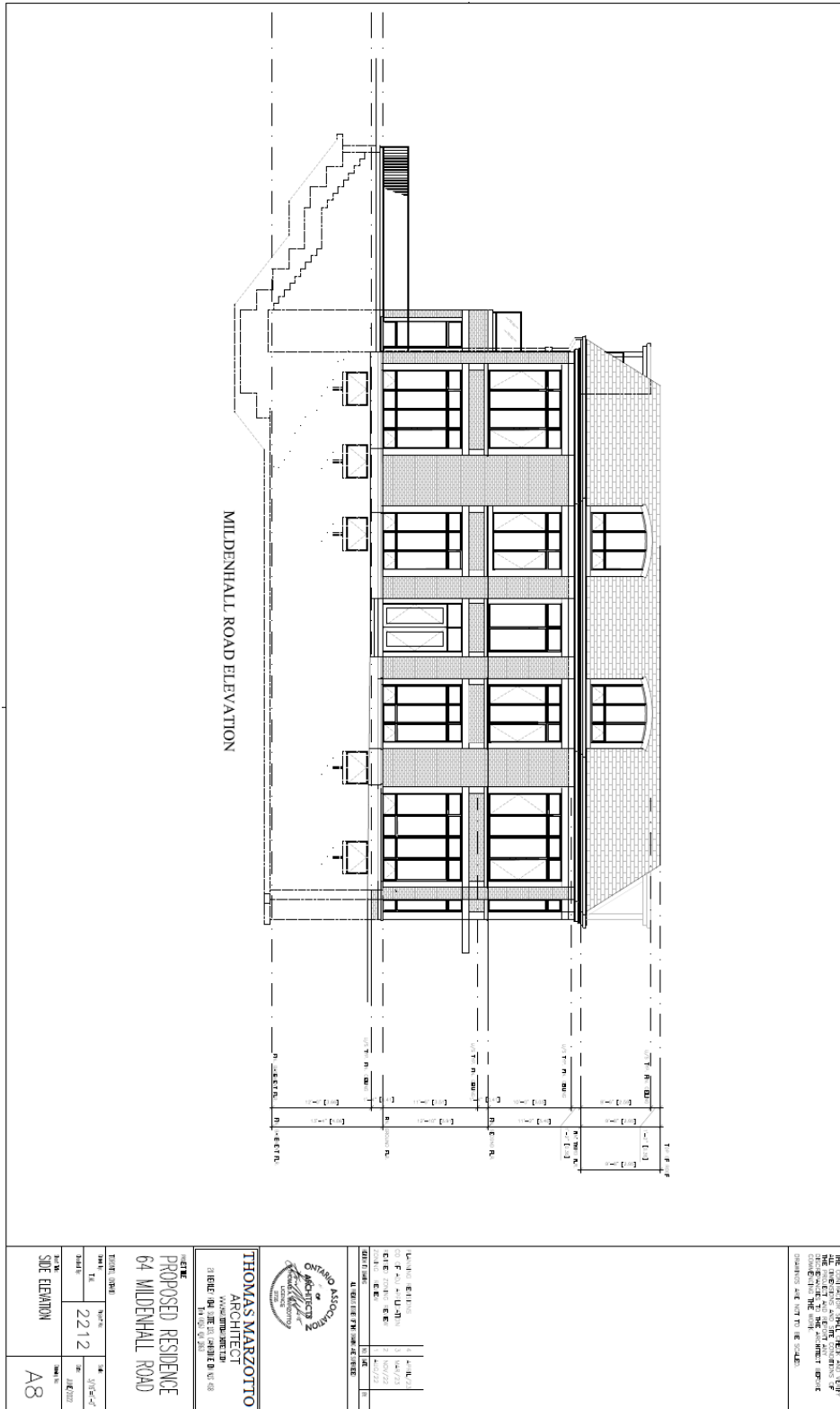
PROJ: PROPOSED RESIDENCE 64 MILDENHALL ROAD

DATE	NO.	REV.
14	2212	1150
DATE: JUN/2022		

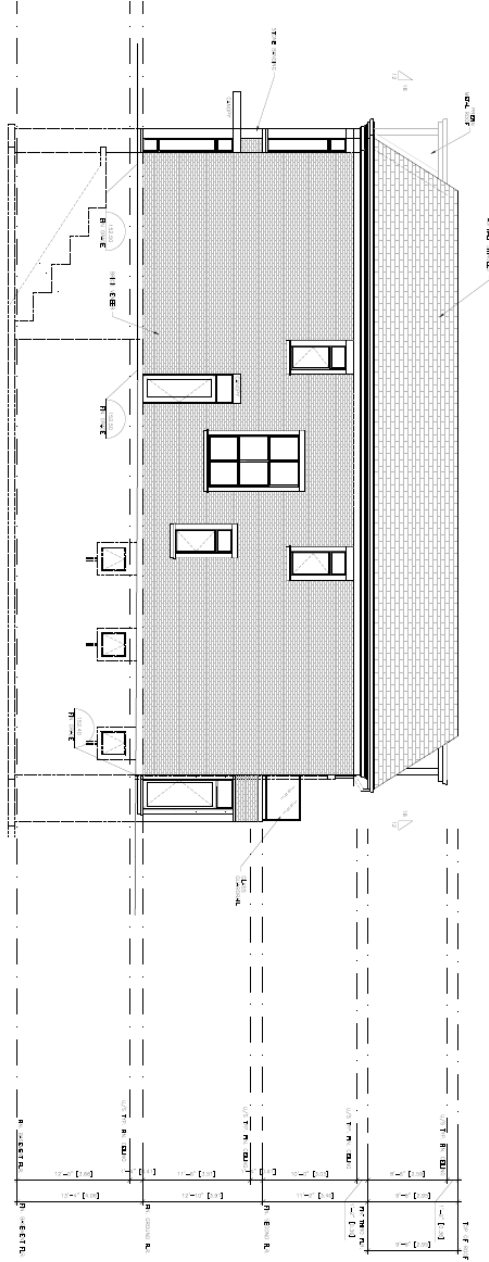
DATE: JUN/2022

SCALE: A1

Attachment 2: East (side) Elevation Drawing



Attachment 3: West (side) Elevation Drawing



WEST SIDE ELEVATION
 0' 1/4" 0' 1/2" 0' 3/4" 1' 0" 1' 1/4" 1' 1/2" 1' 3/4" 2' 0" 2' 1/4" 2' 1/2" 2' 3/4" 3' 0" 3' 1/4" 3' 1/2" 3' 3/4" 4' 0" 4' 1/4" 4' 1/2" 4' 3/4" 5' 0" 5' 1/4" 5' 1/2" 5' 3/4" 6' 0" 6' 1/4" 6' 1/2" 6' 3/4" 7' 0" 7' 1/4" 7' 1/2" 7' 3/4" 8' 0" 8' 1/4" 8' 1/2" 8' 3/4" 9' 0" 9' 1/4" 9' 1/2" 9' 3/4" 10' 0" 10' 1/4" 10' 1/2" 10' 3/4" 11' 0" 11' 1/4" 11' 1/2" 11' 3/4" 12' 0"

SCALE: 1/4" = 1'-0" ARCHITECTURAL CONVENTIONS: 1" = 1'-0" 1/8" = 1'-0" 1/16" = 1'-0" 1/32" = 1'-0" 1/64" = 1'-0"

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PROPOSED RESIDENCE
 64 MILDENHALL ROAD

DATE: 04.11.2018
PROJECT NO.: 18001

CLIENT: THE PROPERTY GROUP

DATE	DESCRIPTION	BY	CHKD
04.11.2018	ISSUED FOR PERMITS	T.M.	J.R.

DATE	DESCRIPTION	BY	CHKD
04.11.2018	ISSUED FOR PERMITS	T.M.	J.R.

WORKSHEET

NO.	DESCRIPTION	DATE	BY	CHKD
001	ISSUED FOR PERMITS	04.11.2018	T.M.	J.R.

PROJECT INFORMATION

NO.	DESCRIPTION	DATE	BY	CHKD
001	ISSUED FOR PERMITS	04.11.2018	T.M.	J.R.

SCALE ELEVATION A10