

April 21, 2016 CcftA.

## 5. 1780 AVENUE RD

File Number:	A0186/16NY	Zoning	CR3.0(c2.0;r2.8) SS2 (x1543) / C4(12) [WAIVER]
Owner(s):	1780 AVENUE ROAD LIMITED	Ward:	Eglinton-Lawrence (16)
Agent:	RYAN MILLAR	Heritage:	Not Applicable
Property Address:	1780 AVENUE RD	Community:	North York
Legal Description:	PLAN 1706 PT LOTS 113 AND 114 EXPROP PLAN 7613 PART 1		

### PURPOSE OF THE APPLICATION:

To construct a new three-storey mixed-use commercial building. The proposal is to maintain 50% of the exterior walls of the existing one-storey building. Please be advised this property is currently the subject of Site Plan Application No. 16 123787 NNY 16 SA.

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

1. **Section 64.26(12)(e)(i), By-law No. 7625**

Where no laneway exists on the rear portion of the lot, no part of any building or structure may be located within a setback of 7.5m from the rear property line.  
The proposed rear yard setback is 7.278m.

2. **Chapter Exception 900.11.10.(1543)(I), By-law No. 569-2013**

If no laneway exists on the rear portion of the lot, no part of any building or structure may be located within a setback of 7.5m from the rear lot line.  
The proposed rear yard setback is 7.278m.

3. **Section 64.26(12)(d)(i), By-law No. 7625**

The maximum permitted commercial gross floor area is 200% of the lot area (2150.82m<sup>2</sup>).  
The proposed gross floor area is 232% of the lot area (2,499.21m<sup>2</sup>).

4. **Section 6A(16)(a), By-law No. 7625**

The minimum required number of loading spaces 2.  
One Type G loading space is proposed.

5. **Chapter 220.5.10.1.(3), By-law No. 569-2013**

The required minimum number of loading spaces for the eating establishment use is 1 Type B and for the office use is 1 Type B and 1 Type C.  
1 Type G loading space is proposed.

6. **Section 26(7), By-law No. 7625**

The minimum required number of parking spaces for the restaurant uses is 44 spaces and the office use is 24 spaces.  
6 existing parking spaces will continue to be provided.

7. **Chapter 200.5.10.1.(1), By-law No. 569-2013**

The minimum required number of parking spaces for an office use is 11 spaces.  
6 existing parking spaces will continue to be provided.

8. **Chapter 200.15.10(1), By-law No. 569-2013**  
The minimum required number of accessible parking spaces is 1.  
The proposed number of accessible parking spaces is 0.
9. **Section 6A(3)(a)(i), By-law No. 7625**  
A parking space obstructed on one side, accessed by a drive aisle having a width of 6.0 m, to have a horizontal dimensions of 5.6m (length) by 2.9 m (width) and 2 m in height;  
6 parking spaces will be accessed by an existing drive aisle having a minimum width of 5.087; and  
2 parking spaces with dimensions of:  
5.6m in length, 2.76m in width and 2m in height; and  
5.6m in length, 2.79m in width and 2m in height.
10. **Chapter 200.5.1.10(2)(B), By-law No. 569-2013**  
The minimum required dimension of a parking space, obstructed on one side, accessed by a one-way or two-way drive aisle having a width of 6.0m or more measured to the entrance of the parking space shall be 5.6m in length, 2.9m in width, and a height of 2.0m.  
6 parking spaces will be accessed by an existing drive aisle having a minimum width of 5.087; and  
2 parking spaces with dimensions of:  
5.6m in length, 2.76m in width and 2m in height; and  
5.6m in length, 2.79m in width and 2m in height.
11. **Section 6(29)(a), By-law No. 7625**  
No restaurant that has a gross floor area larger than 1000m<sup>2</sup> may be located closer than 300m from any R or RM zone.  
A restaurant will be located less than 300m from a R zone.
12. **Chapter 150.100.30.1, By-law No. 569-2013**  
An eating establishment with an interior floor area greater than 1,000 m<sup>2</sup> must be at least 300m from a lot in the Residential Zone category.  
An eating establishment will be located less than 300m from a Residential Zone category.
13. **Chapter 230.5.10.1, By-law No. 569-2013**  
The minimum required number of short term bicycle spaces is 11.  
10 short term bicycle spaces are provided.
14. **Section 64.26(12)(h), By-law No. 7625**  
The finished floor level of the first storey of any building or structure fronting on to Avenue Road shall be within 0.2m of grade measured at the street line directly opposite each pedestrian opening.  
The southerly pedestrian opening is within 0.34m of grade and the northerly pedestrian entrance is within 0.44m of grade.
15. **Chapter Exception 900.11.10.(1543)(O), By-law No. 569-2013**  
The finished floor level of the first storey of any building or structure fronting on to Avenue Road shall be within 0.2m of grade measured at the street line directly opposite each pedestrian opening.  
The southerly pedestrian opening is within 0.34m of grade and the northerly pedestrian entrance is within 0.44m of grade.
16. **Chapter 900.11.10(1543)(N), By-law No. 569-2013**  
Any building or structure abutting Avenue Road shall be built to a minimum height of two storeys at the property line or the front setback provided for in paragraph (e)(iii) above and occupying at least 80 per cent of the length of the portion of the lot abutting Avenue Road.

The proposed building façade along the lot line abutting Avenue Road occupies 44% of Avenue Road.

**17. Section 64.26(12)(g), By-law No. 7625**

Any building or structure abutting Avenue Rd. must be built to a minimum height of two storeys at the lot line or the front yard setback provided for in paragraph (K) above and occupying at least 80% of the length of the portion of the lot abutting Avenue Rd.

The proposed building façade along the lot line abutting Avenue Road occupies 44% of Avenue Road.



A0186/16NY

1. PREPARED BY: [Name]	DATE: [Date]
2. PROJECT NO.:	
3. SHEET NO. OF SHEETS:	
4. SHEET TITLE:	
5. PROJECT NAME:	
6. PROJECT ADDRESS:	
7. PROJECT CITY/STATE/ZIP:	
8. PROJECT CLIENT:	
9. PROJECT ARCHITECT:	
10. PROJECT ENGINEER:	
11. PROJECT LANDSCAPE ARCHITECT:	
12. PROJECT CIVIL ENGINEER:	
13. PROJECT MECHANICAL ENGINEER:	
14. PROJECT ELECTRICAL ENGINEER:	
15. PROJECT PLUMBING ENGINEER:	
16. PROJECT FIRE ENGINEER:	
17. PROJECT ENVIRONMENTAL ENGINEER:	
18. PROJECT HISTORIC PRESERVATION SPECIALIST:	
19. PROJECT TRANSPORTATION ENGINEER:	
20. PROJECT OTHER:	

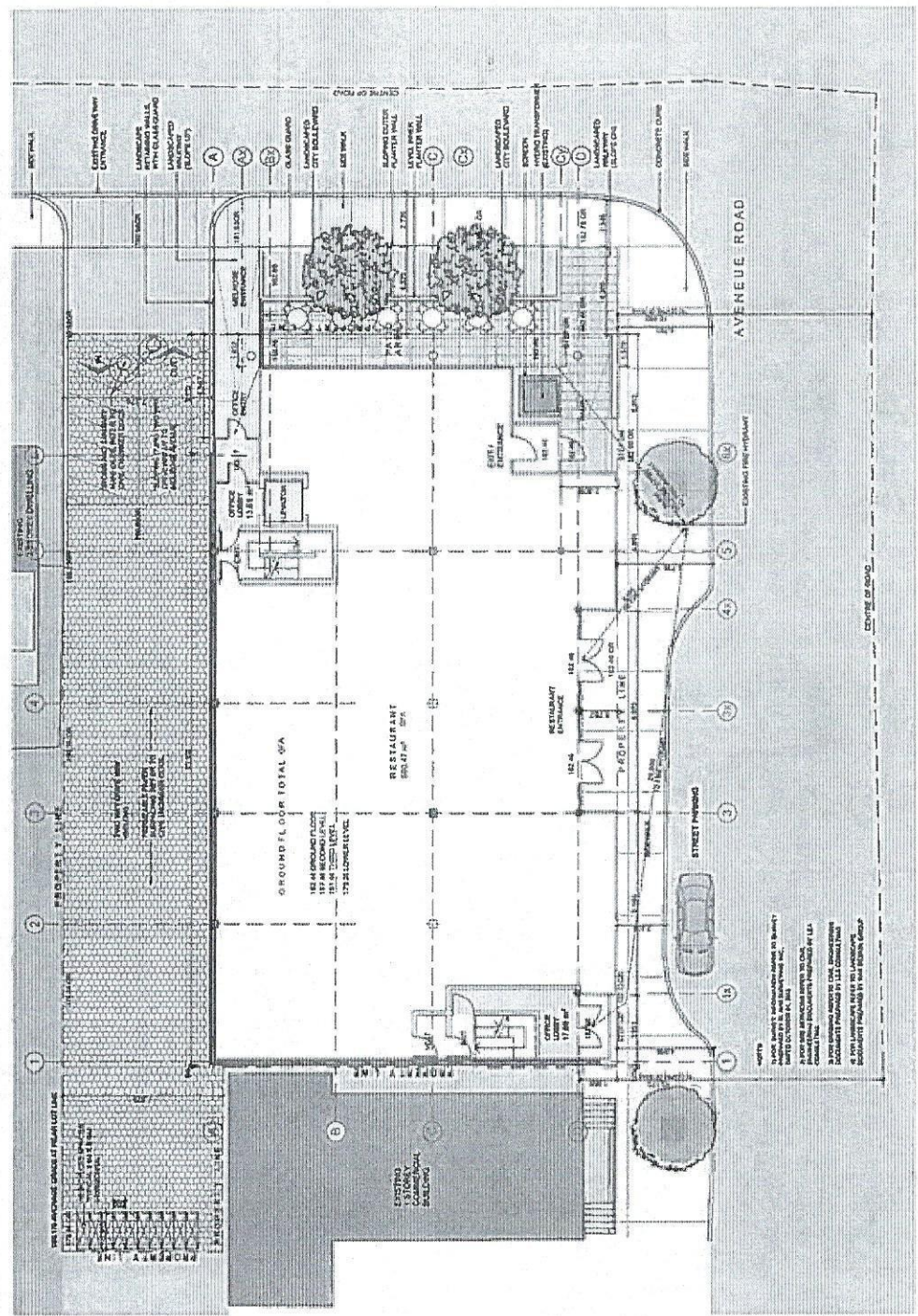
OA \*\*\*\*\* PROJECT \*\*\*\*\*  
 10000 HAVENWOOD DRIVE, SUITE 100, NEW YORK, NY 10001



**Cresford**  
 1788 AVENUE ROAD  
 ADDITIONS/ALTERATIONS  
 SITE PLAN

PLANS:  
 GROUND LEVEL PLAN /  
 SITE PLAN

A200



A1 GROUND / SITE PLAN