

38. 1912 & 1914 AVENUE RD A0596/15NY Zoning CR 3.0 (c2.0; r2.8) SS2 (x1543) / C4(12) [WAIVER]

File Number:
Owner(s): JAME FINANCIAL CORPORATION Ward: Eglinton-Lawrence (16)
Agent: WALKER NOTT DRAGICEVIC ASSOC LTD
Property Address: **1912 & 1914 AVENUE RD** Community: North York
Legal Description: PLAN 2529 PT LOT 29

PURPOSE OF THE APPLICATION:

To construct a new five-storey office building with retail uses at grade, fronting onto Avenue Road and Brooke Road.

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

1. Chapter 40.10.150.1(1)(A), By-law No. 569-2013

In the CR zone all waste and recyclable material must be stored in a wholly enclosed building, if a building is constructed pursuant to a building permit issued more than three years after May 9, 2013.

Waste and recyclable materials will be stored within individual commercial units.

2. Chapter 40.10.50.10.(2), By-law No. 569-2013

In the CR zone, if a lot abuts a lot in the Residential Zone category or the Residential Apartment Zone category a fence must be installed along the portion of a lot line abutting the lot in the Residential Zone category or Residential Apartment Zone category.

No fence is provided.

3. Chapter 40.10.50.10.(3), By-law No. 569-2013

If a lot in the CR zone abuts a lot in the Residential Zone category or Residential Apartment Zone category, a minimum 1.5m wide strip of land used only for soft landscaping must be provided along the part of the lot line abutting the lot in the Residential Zone category or Residential Apartment Zone category.

No landscape strip is provided.

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

Fourteen (14) parking spaces are required for the retail and office uses on the lot.

No parking spaces are provided.

5. Chapter 900.11.10(1543)(A), By-law No. 569-2013

If the maximum height as per regulation 40.10.40.10.(2) is 5 storeys or 16.5m, whichever is lesser in height applies, a mechanical penthouse or other rooftop structures is not included in the permitted maximum height and the mechanical penthouse or other rooftop structure must not exceed this height limit by more than 2m.

The proposed building is 19.4m to the top of the roof and 23.6m to the top of the mechanical penthouse, which is 4.2m above the roof. 59

6. Chapter 900.11.10(1543), By-law No. 569-2013

The maximum gross floor area must not exceed a maximum floor space index of 3.0, of which a maximum floor space index of 2.0 must be used for commercial purposes.

The proposed floor space index is 2.56 which is entirely used for commercial purposes.

7. Chapter 900.11.10(1543)(H), 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 building setback is 4.5m from the rear lot line.

8. Chapter 900.11.10(1543), By-law No. 569-2013

Any building or structure greater than 3 storeys in height must have a minimum 2m step-back in the main external building wall facing a lot line abutting a street, other than public lane, at the top of the second storey. A step-back is provided along the Avenue Road frontage, but no step back is provided on the Brooke Avenue frontage.

9. Section 64.26.(12)(c)(i), By-law No. 7625

Building or structures, exclusive of the mechanical penthouse or other roof top structures, shall not exceed 5 storeys or 16.5m, whichever is lesser. The mechanical penthouse or other roof top structures shall not exceed this height limit by more than 2m.

The proposed building is 19.6m to the top of the roof and 23.8m to the top of the mechanical penthouse, which is 4.2m above the roof.

10. Section 64.26.(12)(d), By-law No. 7625

Maximum gross floor area shall not exceed 300% lot area, of which no more than 200% of the lot area shall be used for commercial purposes.

The proposed gross floor area is 368% of the lot area which is entirely for commercial purposes.

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

When no laneway exists on the rear portion of the lot, no part of any building or structure may be located within the setback of 7.5m from the rear property line.

The proposed building setback is 4.5m from the rear lot line.

12. Section 64.26.(12)(f), By-law No. 7625

Any building or structure greater than 3 storeys in building height shall have a minimum 2m step-back of the main external wall facing a lot line abutting a street, other than a public lane, at the top of the second storey. A step-back is provided along the Avenue Road frontage, but no step-back is provided on the Brooke Avenue frontage.

13. Section 6A(2)(a), By-law No. 7625

Forty-six (46) parking spaces are required for the retail and office uses on the lot.

No parking spaces are provided.

14. Section 26(8)(a), By-law No. 7625

A minimum 1.5m landscape strip is required along the rear property line.

No landscape strip is provided. 60

15. Section 6A(16)(a)(ii), By-Law No. 7625

Two (2) loading spaces are required for the retail and office uses on the lot.

No loading spaces are provided. 61