



Cesar Palacio

City Councillor - Ward 17 • Davenport



REVISED

September 20th, 2006
(Sent by fax 416-394-6042)

Ms. Anita MacLeod
Manager/Deputy Secretary-Treasurer
Committee of Adjustment
Main Floor, 2 Civic Centre Court
Toronto, Ontario M9C 5A3



Dear Ms. MacLeod:

**RE: 1723 DUFFERIN STREET
COMMITTEE OF ADJUSTMENT HEARING ON SEPTEMBER 28th, 2006**

I am writing on behalf of several neighbouring residents opposing the application before you.

There are a number of reasons that I believe the Committee should refuse this application. The proposed variances will create a building much too dense and completely out of the spirit and character of the neighbourhood. This is an area of single family homes, not multi-residential buildings and rooming houses.

I understand that a petition is currently being circulated in the neighbourhood and will be presented at the hearing on September 28th.

For your information, my office has been inundated with complaints concerning the proposed application that will be before your respected committee, for example:

- 1) The subject property is an eyesore and has been a problematic location for many years. The house in question was boarded up by the City, at my request, as a result of illegal activities within the premises.
- 2) The proposed use, if approved, will not be appropriate for the site, nor compatible with single family homes in the vicinity.
- 3) The proposed rooming house, with a transient population, will affect the quality of life of adjacent families.

(cont'd)...

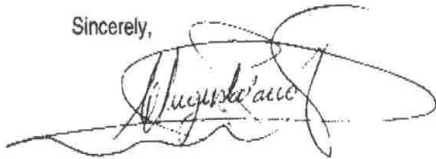
- 4) The proposed rooming house will not provide the necessary green space and on-site amenities to its occupants.

In my opinion, it would be more appropriate to have multiple dwelling units at this location, which would be more in line and within the spirit and character of the local community.

Parking is also an issue. The Toronto Parking Authority has already identified this area as parking deficient, and is trying (so far unsuccessfully) to secure a location for a new off-street parking facility. These parking deficiencies will only be increased with the upcoming redesign of St. Clair Avenue West, which will eliminate a great deal of on-street parking. The proposal makes no provision for on-site parking, despite adding 14 units, which is unacceptable.

This lot and neighbourhood, is simply not compatible with the expansion that is being proposed. I strongly urge you to reject this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Cesar Palacio", with a large, stylized flourish underneath.

Cesar Palacio
Toronto City Councillor
Ward 17 – Davenport

c. Area Residents

 **TORONTO** STAFF REPORT

September 26, 2006



To: Chairman and Members of the Committee of Adjustment
Etobicoke York Panel

From: Gregg Lintern, Director, Community Planning, Etobicoke York District

Subject: File Number A506/06EYK
Stanley Grandison
1723 Dufferin Street
Davenport (17)

Application:

The applicant is proposing to create a 14 unit "rooming house" by constructing a third storey addition and three-storey additions to the west front and south sides of the existing dwelling. One self-contained apartment will be provided on the ground floor.

Comments:

The current zoning by-law limits the number of dwelling rooms within the building to six. The purpose of the by-law is to limit the intensity of development in an R2 zone. The applicant is proposing a total of 14 dwelling rooms which are more than twice what the by-law permits for an R2 zone.

Staff have visited the site and observed that the building is setback significantly from the front lot line while most of the other dwellings on Dufferin Street have little or no setback. The front yard is currently paved and should be improved with appropriate landscaping. In addition, the site plan/landscape plan should provide for acceptable parking space access and arrangement.

Recommendations:

Should the Committee approve the application, it is recommended that it be conditional on obtaining Site Plan Approval.

Contact:

Guy Matthew, Assistant Planner
Tel (416) 394-8065
Fax (416) 394-6042


Gregg Lintern, Director
Community Planning, Etobicoke York District

To: Ms. A. MacLeod, Committee of Adjustment
From: Allan Smithies, Manager, Traffic Planning/R-O-W Management
Date: September 26, 2006
Subject: **STANELY GRANDISON
1723 DUFFERIN STREET
A506/06EYK**



The Transportation Services Division reviewed the above-noted minor variance application from a traffic planning perspective, and has the following comments.

The subject site, zoned 'Residential 2' (R2) is currently occupied by a two-storey detached dwelling. The applicant proposes to convert the existing dwelling unit into a 14 room "rooming house" by constructing a third storey addition and three-storey additions to the west and south side of the existing dwelling.

According to the City of Toronto By-law 438-86, a minimum of four parking stalls are required on-site for the proposed 'rooming house'. The site plan submitted with this application actually illustrates six parking stalls along the north lot line; however, your Committee's notice indicates that the site will provide no on-site parking.

Our recent site investigations show that a wooden fence has been installed in the Dufferin Street right-of-way without municipal approval, and that the height of the fence blocks the view of motorists exiting the existing driveway.

Should your Committee see merit in this application, we recommend approval subject to the following conditions:

1. The applicant stripes the proposed and existing parking areas with pavement markings to reflect the layout and dimensions illustrated in the site plan.
2. The existing wooden fence is either removed, or recognized in an encroachment agreement with the City of Toronto to the satisfaction of Mr. Chip Au of the Municipal Licensing and Standards Division.
3. If the fence remains by virtue of an encroachment agreement, it must be maintained at a height of not more than 0.85m measured from the traveled portion of Dufferin Street.
4. The applicant completes these conditions, to the satisfaction of this Division, by 26 September 2007.



Allan Smithies
Manager
Traffic Planning/R-O-W Management

ZH/AS

- c. C. of A.
Chip Au
Street File "Dufferin Street"