



 **TORONTO**

Councillor Joe Mihevc

Toronto City Council
St. Paul's West
Ward 21

TE 14.72

MEMO

TO: Toronto East York Community Council

FROM: Councillor Joe Mihevc

RE: Request to authorize City Planning to attend the OMB hearing for 2 Croydon to support revised plans by applicant

DATE: April 8th, 2008

An application for minor variances with respect to the property known as 2 Croydon Rd was heard by the Committee of Adjustment on January 23, 2008, proposing to replace the existing detached garage with a new two-storey residential building containing 1 dwelling unit and 3 parking spaces. Two of the parking spaces will serve the existing 2-unit dwelling on the east side of the property. The application, if approved, would have resulted result in a second non-accessory building on a lot with no set backs from the front, rear or side yards.

At the time of the Committee of Adjustment meeting, City Planning staff submitted a report recommending refusal. On January 23, 2008 the Committee of Adjustment refused the application. The owner has appealed the decision of the Committee of Adjustment to the Ontario Municipal Board.

Subsequent to the Committee hearing the applicant forwarded revised plans to the Planning Department, indicating all parking spaces accessed off the laneway, a landscaped front yard maintaining the front yard corridor on the street, and a curved south-west corner improving the view issues for the adjacent neighbour. The applicant also submitted shadow studies which indicated minimal shading impact to the adjacent neighbours. Planning staff believe that the abovementioned revisions have improved the development proposal and are supportive of the revised plans.

As a result, I am requesting that Toronto East York Community Council recommend to Toronto City Council to authorize City Planning to attend the Ontario Municipal Board (OMB) hearing to support the revised plan.

Sincerely,

Councillor Joe Mihevc
Ward 21, St. Paul's West



City Planning Division
Ted Tyndorf, Chief Planner and Executive Director

Committee of Adjustment
100 Queen Street West
Toronto ON M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

Wednesday January 23, 2008

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0001/08TEY	Zoning:	R3 (WAIVER)
Owner(s):	BRENDA DOYLE MARK HALL	Ward:	St. Paul's (21)
Agent:	MARK HALL		
Property Address:	2 CROYDON RD	Community:	York
Legal Description:	PL M514 PT BLK R PL M516 PT LT73 RP 66R9442 PT 4 TO 5B PT 6 7 8		

Notice was given and a Public Hearing was held on Wednesday, January 23, 2008, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To replace the existing detached garage with a new two-storey residential building containing 1 dwelling unit and 3 parking spaces. Two of the parking spaces will serve the existing 2-unit dwelling on the east side of the property.

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

- Section 9(3) 1(a), By-law 1-83**
The maximum permitted floor space index is 1.0 times the area of the lot (327.8 m²).
The new and existing buildings will have a floor space index equal to 1.21 times the area of the lot (396.6 m²).
The existing 2-unit dwelling has a floor space index equal to 0.72 times the area of the lot (236.9 m²).
- Section 9(1) (b), By-law 1-83**
A second building, other than an accessory building, is not permitted.
A second building is proposed for the subject property.
- Section 9(3)(b), By-law 1-83**
The minimum required setback from a front lot line is 4.455 m.
The new building will be located 0.0 m from the front lot line.
The existing 2-unit dwelling is located 0.0 m from the front lot line.

4. **Section 9(3)(a), By-law 1-83**
The minimum required setback from a rear lot line is 6.0 m.
The new building will be located 0.0 m from the rear lot line.
The existing garages (to be removed) are located 0.0 m from the rear lot line.
5. **Section 9(3)(a), By-law 1-83**
The minimum required setback from a side lot line is 0.5 m.
The new building will be located 0.0 m from the west side lot line.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number: A0001/08TEY Zoning R3 (WAIVER)
Owner(s): BRENDA DOYLE Ward: St. Paul's (21)
MARK HALL
Agent: MARK HALL
Property Address: **2 CROYDON RD** Community: York
Legal Description: PL M514 PT BLK R PL M516 PT LT73 RP 66R9442 PT 4 TO 5B PT 6 7 8

Robert Brown (Signed)

Gillian Burton (Signed)

George Vasilopoulos
(Signed)

DATE DECISION MAILED ON: Tuesday, January 29, 2008

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, February 12, 2008

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.