

Date:	November 13, 2009
To:	Chairman and Members of the Committee of Adjustment Toronto and East York Panel
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 21, St. Paul's
Reference:	A0676/09TEY 7 Ava Rd To be heard on November 18, 2009 at 2:00 pm

RECOMMENDATION

Planning staff respectfully recommend that the Committee of Adjustment refuse application A0676/09TEY.

APPLICATION

The applicant is seeking relief from the provisions of the Zoning By-law to construct a 2 1/2 storey addition to the rear and east side of the existing dwelling, as well as one-storey bay window addition to the front of the dwelling. Note: The proposed basement cabana and change rooms with a terrace above are not permitted projections and therefore contribute to the part of the building depth that exceeds 17.0 metres.

Variances for maximum permitted gross floor area, minimum required side lot setback for the portion of the dwelling exceeding 17 m in depth, and minimum required front yard setback, are requested as part of this application.

COMMENTS

Planning Staff have reviewed the application, and have a number of concerns. The proposed density of the dwelling is very high. A brief review of the properties on this portion of Ava Rd shows that existing densities range from 0.35 to 0.71 (times the area of the lot), according to the City of Toronto database. The proposed density of 0.91 times the area of the lot would create a dwelling that is very large compared to its lot size and would not in keeping with the existing densities on the street.

In addition, the proposed side lot setbacks for the portion of the dwelling exceeding the permitted 17 m depth are insufficient and inappropriate. This variance pertains mostly to the proposed rear terrace. There is no side lot setback proposed on the east side of the terrace. This has a significant

impact on the privacy and views of the eastern neighbour. The terrace should be further setback to ensure that the impact to the eastern neighbour is mitigated. A setback of approximately 3 m is suggested.

Planning staff believe that this proposal could be improved and come into closer compliance with the By-law if the density was reduced to be more in keeping with the existing densities on the street, and if the side lot setbacks beyond 17 m depth were significantly increased.

Planning staff cannot recommend approval of this proposal in its current form.

CONTACT

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SIGNATURE

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