



**STAFF REPORT**  
**Committee of Adjustment**  
**Application**

<b>Date:</b>	November 5, 2013
<b>To:</b>	<b>Chair and Members of the Committee of Adjustment North York District</b>
<b>From:</b>	<b>Allen Appleby, Director, Community Planning, North York District</b>
<b>Wards:</b>	Ward 16 (Eglinton-Lawrence)
<b>Reference:</b>	File No. A685/13NY Address: <b>585 CASTLEFIELD AVENUE</b> Application to be heard: November 6, 2013

**RECOMMENDATION**

Should Committee approve this application, staff recommend that Committee reduce the proposed building height and density (Variance No. 1 and Variance No. 8) to a size that is more in keeping with previous Committee approvals and the character of the surrounding area.

**APPLICATION**

To construct a new two-storey detached dwelling with an integral, at grade, two car garage. The existing dwelling would be demolished.

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

- 1. Section 10.20.40.10.(4), By-law No. 569-2013**  
Proposed building height of 9.66m  
WHEREAS the maximum permitted building height is 7.2m;
- 2. Section 10.20.40.40.(1), By-law No. 569-2013**  
Proposed floor space index (F.S.I.) of 0.76 times the area of the lot  
WHEREAS the maximum permitted floor space index (F.S.I.) is 0.60 times the area of the lot;
- 3. Section 10.20.40.70.(2), By-law No. 569-2013**  
Proposed rear yard setback of 8.10m  
WHEREAS the minimum required rear yard setback is 9.09m;
- 4. Section 10.20.40.10.(6), By-law No. 569-2013**  
Proposed first floor height of 2.68m above established grade  
WHEREAS the maximum permitted first floor height is 1.2m above established grade;

5. **Section 10.5.40.60.(1), By-law No. 569-2013**  
Proposed platform encroachment of 2.61m into the required rear yard setback and 0.90m from the east side lot line  
WHEREAS a platform without main walls may encroach into the required rear yard setback 2.5m if it is no closer to a side lot line than 2.74m;
6. **Section Part II 3.B(II), By-law No. 438-86**  
Proposed west side lot line setback of 3.09m for the portion of the building not exceeding 17.0m in depth  
WHEREAS the minimum required west side lot line setback is 0.9m for that portion of the building not exceeding 17.0m in depth;
7. **Section 4(2), By-law No. 438-86**  
Proposed building height of 9.66m  
WHEREAS the maximum permitted building height is 9m; and
8. **Section 6(3), By-law No. 438-86**  
Proposed residential gross floor area (G.F.A.) of 0.76 times the area of the lot  
WHEREAS the maximum permitted residential gross floor area (G.F.A.) is 0.60 times the area of the lot.

## **COMMENTS**

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The subject property is located north of Eglinton Avenue West, between Bathurst Street and Avenue Road. The property is designated *Neighbourhoods* in the City of Toronto Official Plan, and is zoned R1 Z0.6 in former City of Toronto By-law 438-86 and RD (f15.0; d0.6) (x1335) in City of Toronto Zoning By-law 569-2013. The applicant is proposing to construct a new two-storey detached dwelling with an integral, at grade, two car garage. The existing dwelling would be demolished.

The applicant is proposing a building height of 9.66 metres that, whereas the maximum permitted building height under the provisions of former City of Toronto By-law 438-86, is 9.0 meters, and the maximum permitted building height under the provisions of City of Toronto Zoning By-law 569-2013 is 7.2m.

A limited number of variances from former City of Toronto By-law 438-86 have been approved for increased height in the surrounding area. The majority of these Committee approvals have been for a lower height. For example, an application at 577 Castlefield Avenue to permit the construction of a new 2-storey dwelling, with an integral below grade garage was approved by the Committee in 2001 having a height of 9.23 metres (File # A0267/01TO) . In 2006, an application to permit the construction of a new two-storey dwelling with a front porch, rear deck and a below grade garage at 591 Castlefield Avenue was approved by the Committee having a height of 9.27 metres (File # A0742/06NY). In July 2013, an application at 506 Castlefield Avenue to construct a new two-storey dwelling with an integral garage was approved by the committee. The Committee revised the proposed height of 9.98 metres to an approved height of 9.75 metres, the highest height variance recently approved in the area (File # A484/13NY).

Should Committee approve this application, staff recommend that Committee reduce the proposed building height and density (Variance No. 1 and Variance No. 8) to a size that is more in keeping with previous Committee approvals and the character of the surrounding area.

Respectfully submitted,

**CONTACT**

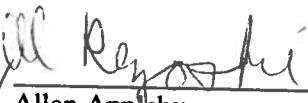
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**SIGNATURE**

*for*   
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Allen Appleby  
Director, Community Planning, North York District

