



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

**Date:** April 30, 2019

**To:** Chair and Committee Members of the Committee of Adjustment, North York District

**From:** Joe Nanos, Director, Community Planning, North York District

**Ward:** 15 – Don Valley West

**File No:** A0195/19NY

**Address:** 85 RYKERT CRESCENT

**Hearing Date:** Thursday, May 9, 2019 at 9:30 a.m.

## **RECOMMENDATIONS**

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Should the Committee choose to approve this application, City Planning staff recommend that the following variance be reduced to be more in keeping with the intent of the Zoning By-law:

1. Variance No. 2 respecting the floor space index under Zoning By-law No. 569-2013 be reduced from 0.82 to 0.7 or under.

## **APPLICATION**

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To construct a new detached dwelling.

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

**1. Chapter 10.20.40.10.(1), By-law No. 569-2013**

The maximum permitted building height is 8.50m.

The proposed building height is 8.84m.

**2. Chapter 10.20.40.40.(1), By-law No. 569-2013**

The maximum permitted floor space index is 0.60 times the lot area.

The proposed floor space index is 0.82 times the lot area.

**3. Chapter 10.20.40.70.(3), By-law No. 569-2013**

The minimum required side yard setback is 1.20m.

The proposed west side yard setback is 0.92m.

**4. Chapter 10.20.30.40.(1), By-law No. 569-2013**

The maximum permitted lot coverage is 35.00% of the lot area.

The proposed lot coverage is 38.7% of the lot area.

### 5. Section 6.3.3, By-law No. 1916

The maximum permitted building height is 8.50m.

The proposed building height is 8.76m.

### COMMENTS

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The subject property is located on the south side of Rykert Crescent, northwest of Leslie Street and Eglinton Avenue East. The property is zoned *RD (f12.0; a370; d0.6)* under City of Toronto Zoning By-law No. 569-2013 and *R1B* under the former Leaside Zoning By-law No. 1916.

The applicant has proposed a floor space index of 0.82, whereas Zoning By-law No. 569-2013 permits a maximum of 0.6. The proposed floor space index (i.e. density) does not reflect the prevailing density in the immediate neighbourhood, where most approvals for density have been under 0.7. As such, City Planning staff are of the opinion that the proposed density should be reduced to 0.7 or under to be more in keeping with the intent of the Zoning By-law and the Official Plan.

### CONTACT

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### SIGNATURE

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Signed by John Andreevski, Manager, Community Planning, North York District on behalf of Joe Nanos, Director, Community Planning, North York District