



STAFF REPORT
Committee of Adjustment
Application

Date: Wednesday, May 29, 2019

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

From: Neil Cresswell, Director, Community Planning, Etobicoke York District

Ward: 1 (Etobicoke North)

File No: A0226/19EYK

Address: 29 Hadrian Drive

Application to be heard: Thursday, June 6, 2019

RECOMMENDATIONS

Planning staff recommend that the application be deferred in order to provide Community Planning with additional time to conduct further analysis.

Should Committee not find merit in this request for deferral, Planning staff recommend that the minor variance application be refused.

APPLICATION

To construct a new triplex dwelling.

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

1. **Section 900.6.10.(18)(iv), By-law 569-2013**
The minimum required lot area for a triplex is 610 m².
The new triplex dwelling will have a lot area of 465 m².
2. **Section 900.6.10.(18)(iv), By-law 569-2013**
The minimum required lot frontage for a triplex dwelling is 16.5 m.
The new triplex dwelling will have a lot frontage of 13.6 m.
3. **Section 200.5.10.1.(1), By-law 569-2013 and Section 320-18.B.(1)**
A minimum of 3 parking spaces are required for the proposed triplex dwelling.
A total of 2 parking spaces are proposed for the new triplex dwelling.

COMMENTS

The subject property is designated *Neighbourhoods* in the Toronto Official Plan. Policy 4.1.5 of the Official Plan states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- c) prevailing heights, massing, scale, density and dwelling type of nearby residential properties; and
- g) prevailing patterns of rear and side yard setbacks and landscaped open space.

The subject property is zoned Residential Multiple Dwelling (RM) under the City of Toronto Zoning By-law No. 569-2013 and Third Density Residential (R3) under the Etobicoke Zoning Code. The objective of the Zoning By-law is to establish specific standards as to how land is developed.

The application is to construct a new triplex dwelling on an undersized lot. The applicant is seeking relief from the Zoning By-law to permit a triplex on a lot with a lot area of 465 m² and a lot frontage of 13.6 metres, whereas the Zoning By-law only permits triplexes on a lot with a lot area of 610 m² and a lot frontage of 16.5 metres. Therefore, the proposal does not comply with the zoning requirements for the minimum lot frontage and minimum lot area required to permit a triplex.

Planning staff have concerns that the proposed 3 dwelling units exceed the scale of development contemplated in the Zoning By-law for this size of lot.

The proposal also includes 2 parking spaces in the rear yard of the subject property, in order to accommodate parking for the additional units. This proposal introduces parking spaces in the rear yard, rather than rear yard landscaped open space which is the prevailing character of the neighbourhood. A rear yard condition with two parking spaces would introduce a new characteristic which does not currently exist in the area, does not respect and reinforce the prevailing open space character of the neighbourhood and therefore, is inconsistent with Official Plan policy 4.1.5(g).

Planning staff require additional time to analyze the existing built form and dwelling types of the area, to conduct a lot study, and to determine whether there are any triplexes in the neighbourhood on undersized lots, as proposed in this application. As such, Planning staff recommend that the application be deferred.

Should the Committee not find merit in this request for deferral, Planning staff recommend that the minor variance application be refused.

CONTACT

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SIGNATURE

for 

Neil Cresswell, MCIP, RPP
Director, Community Planning, Etobicoke York District