



STAFF REPORT
Committee of Adjustment
Application

100 Willcocks Street
Committee of Adjustment Application

Date: August 22, 2019

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

From: Director, Community Planning, Toronto and East York District

Ward: Ward 11, University-Rosedale

File No: A1193/18TEY

Application to be heard: August 28, 2019

RECOMMENDATIONS

City Planning staff recommend that, should the Committee of Adjustment approve Application A1193/18TEY, the following variances be refused:

- 1) Variance #2 to By-law 569-2013 related to garage height.
- 2) Variance #4 to By-law 569-2013 related to building depth.

APPLICATION

The application proposes to alter the existing two-storey townhouse with two dwelling units by constructing a rear basement walkout; a west side, ground floor oriel window; a rear two-storey addition with a second storey balcony; and new rear one-storey detached garage.

COMMENTS

The subject site is located on the north side of Willcocks Street, northwest of College Street and Spadina Avenue. The site is designated *Neighbourhoods* in the City of Toronto Official Plan, which are considered physically stable areas made up of residential uses in lower scale buildings. The following *Neighbourhoods* Policy is of relevance to this application:

- Policy 4.1.5(c) states that development in established neighbourhoods will respect and reinforce the prevailing physical character of the neighbourhood regarding heights, massing, scale, and dwelling type of nearby residential properties.

Official Plan Amendment 320 (OPA 320) strengthens policy 4.1.5 by placing emphasis on respecting and reinforcing the existing physical character of the "geographic" neighbourhood. It defines the geographic neighbourhood to include both the physical characteristics of the entire geographic area, and the properties which face the same street as the development site in the same block, as well as the block opposite the development site.

The site is zoned Residential (R) in Zoning By-law 569-2013, and Residential (R3) in City of Toronto Zoning By-law 438-86, as amended. The purpose of the Residential Zone category in these respective By-laws is generally to maintain a stable built form, and to limit the impact of new development on adjacent residential properties.

The applicant has advised staff that they will revise the height of the proposed garage to comply with the Zoning By-law. Staff therefore recommend that Variance # 2 be refused.

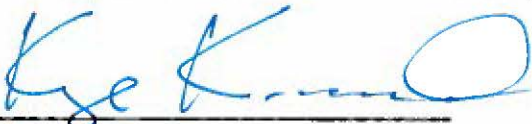
City Planning staff still have concerns with proposed building depth. Staff have concerns that the proposal does not respect and reinforce the existing physical character of the neighbourhood and contacted the applicant to request reductions to the variance for building depth. The applicant advised City Planning that no changes would be made to the depth. In the opinion of City Planning staff, the proposal for addition should be revised to be more in keeping with the general intent and purpose of the Official Plan and Zoning By-law. Community Planning is therefore recommending **refusal** of the requested variances for building depth.

For these reasons, City Planning staff respectfully recommend that, should the Committee of Adjustment choose to approve Application A1193/18TEY, the Committee refuse Variances 2 and 4.

CONTACT

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SIGNATURE



Signed by Kyle Knoeck, Manager, Community Planning on behalf of
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning
Toronto and East York District

copy: Councillor Layton, Ward 10
Eileen Costello, Agent