

Date: October 28, 2021

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

From: David Sit, Director, Community Planning, North York District

Ward: Don Valley West

File No.: A0647/21NY

Address: 232 Snowdon Avenue

Hearing Date: November 4, 2021

RECOMMENDATIONS

Should the Committee choose to approve this application, City Planning staff recommend that the following variance first be modified:

1. Reduce Variance No. 1 regarding the floor space index under Zoning By-law No.569-2013 from 0.75 to 0.68 times the area of the lot or under; and
2. Reduce Variance No. 2 regarding the front and rear exterior main wall heights under Zoning By-law No.569-2013 from 8.44 metres to below 8 metres.

APPLICATION

To construct a new dwelling.

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

1. **Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.35 times the lot area.
The proposed floor space index is 0.75 times the lot area.
2. **Chapter 10.20.40.10., By-law No. 569-2013**
The maximum permitted height for pair of front and rear exterior main walls is 7.50m.
The proposed height for pair of front and rear exterior main walls is 8.44m.

COMMENTS

The subject property is located on the north side of Snowdon Avenue, northeast of Lawrence Avenue East and Mount Pleasant Road. The property is zoned *RD (f9.0; d0.35) (x1428)* under City of Toronto Zoning By-law No. 569-2013.

Should the Committee choose to approve this application, City Planning staff recommend that the following variance first be modified:

1. Reduce Variance No. 1 regarding the floor space index under Zoning By-law No.569-2013 from 0.75 to 0.68 times the area of the lot or under; and
2. Reduce Variance No. 2 regarding the front and rear exterior main wall height under Zoning By-law No.569-2013 from 8.44 metres to below 8 metres.

The applicant is requesting side exterior main wall heights of 8.44 metres, whereas City of Toronto Zoning By-law No. 569-2013 permits a maximum main wall height of 7.5 metres. The applicant is also requesting a floor space index (FSI) of 0.75 times the lot area, whereas City of Toronto Zoning By-law No. 569-2013 permits a maximum FSI of 0.35. The intent of regulating both exterior main wall height and FSI is to ensure a consistent pattern of massing, building height and scale of development within a neighbourhood and to help mitigate massing impacts. The proposed exterior side main walls exceed the permitted height by nearly one metre and extend the entire length of the dwelling.

City Planning staff are of the opinion that the additional height and massing should be improved to be more in keeping with the prevailing character of the neighbourhood and the height should be reduced to below 8 metres. Planning staff also recommend reducing the FSI from 0.75 to 0.68 which is more in keeping with densities that have been approved by the Committee of Adjustment in the Teddington Park Neighbourhood

CONTACT

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SIGNATURE



Signed by John Andreevski, Manager, Community Planning, North York District on behalf of David Sit, MCIP, RPP, Director, Community Planning, North York District