

TORONTO STAFF REPORT

November 24, 2008

To: Chairman and Members of the Committee of Adjustment
North York Panel

From: Thomas C. Keefe, Director, Community Planning, North York District

File Numbers: B0066/08NY, B0067/08NY, A0558/08NY, Zoning R6 (Waiver)
A0559/08NY & A0560/08NY

Owners: FATEMEH FAZAELI & Ward: Willowdale (23)
ANOUSHIRAVAN E GHAMSARI

Agent: TONY EVANGELISTA

Property Address: **182 & 184 NORTON AVENUE** Community: North York

Legal Description: PLAN 2633 W PT LOT 99

APPLICATION

The applicant proposes to sever each property into three equal parts for the purpose of a lot addition in order to facilitate the creation of three new residential building lots of equal width fronting onto Longmore Street. The two existing dwellings would be demolished, and a two-storey dwelling would be constructed on each of the three lots.

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

1. Proposed lot area of 364.81m²
WHEREAS a minimum lot area of 371m² is required;
2. Proposed lot coverage of 32.11% (117.16m²)
WHEREAS a maximum lot coverage of 30% (109.44m²) is permitted;
3. Proposed finished first floor height of 2.79m
WHEREAS a maximum finished first floor height of 1.5m is permitted;
4. Proposed building height of 9.19m
WHEREAS a maximum building height of 8.8m is permitted; and
5. North side yard setback of 0.9m to the proposed dwelling
WHEREAS a minimum side yard setback of 1.2m is required.

COMMENTS

The subject property is designated *Neighbourhoods* in the Toronto Official Plan and is zoned R6 (Single-Family Detached Dwelling, Sixth Density Zone) in the North York Zoning By-law 7625, as amended.

Attached for the Committee's consideration is a study examining the lot frontages, depths and areas found in the neighbourhood generally bound by McKee Avenue to the north, Parkview Avenue to the south, Wilfred Avenue to the east, and Dudley Avenue to the west. This area is predominantly zoned R4 and R6, and comprises a large portion of Registered Plan 2633, the original plan of subdivision. The prevailing lot pattern is one with modestly-sized lots oriented in a north-south direction, although over the past few years, several properties along the east side of Longmore Street have been subdivided into smaller lots.

The three proposed lots would each be 25.91 metres deep, would have 14.08 metres fronting onto Longmore Street and would be 364.81 square metres in area. Of the lots studied, 20 are similar in area to the proposed lots, which are slightly smaller than what the Zoning By-law requires. The proposed lots would meet the Zoning By-law requirements for lot frontage and width.

While Staff do not object to the proposed dwellings in principle, Staff recommend that proposed lot coverage be reduced to 32.0% to be more in keeping with the prevailing lot coverages in the neighbourhood. Staff also recommends that the finished first floor elevation be reduced to be more in keeping with those of neighbouring dwellings. In order to help mitigate the visual impact of an increased first floor elevation from the street, the applicant has internalized some of the front steps leading to the first floor. Staff recommend that the Committee's decision be tied to the front elevation and first floor plan submitted in support of the application in order to retain this architectural technique.

RECOMMENDATION

Should the Committee approve this application, Staff recommend:

1. that Variance #2 **be reduced** to 32.0% (116.7m²) to be in keeping with the prevailing lot coverages in the area;
2. that Variance #3 **be reduced** to be in keeping with the finished first floor elevations of the neighbouring dwellings fronting onto Longmore Street; and
3. that the Decision be generally in accordance with the front elevation (A6) and first floor plan (A4) submitted in support of the application, to the satisfaction of the Director of Planning.

Respectfully submitted,

Thomas C. Keefe, Director
Community Planning, North York District

Contact:

Christopher May, Assistant Planner
Tel: 416.395.7124

Fax: 416.395.7200
cmay@toronto.ca