

Date:	June 6, 2011
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Allen Appleby, Director, Community Planning, North York District
Wards:	Ward 23 (Willowdale)
Reference:	File No. A188/11NY Address: 176 ALFRED AVE Application to be heard: Wednesday June 15, 2011 at 12:30 p.m.

RECOMMENDATION

Should the Committee approve this application, staff recommend that the proposed east side yard setback **be increased** in order to preserve an adequate setback from the neighbouring property to the east, and to maintain the existing physical character of the neighbourhood.

APPLICATION

To permit the construction of a new two-storey detached dwelling with an integral, at-grade garage. The existing dwelling would be demolished.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. Proposed lot coverage of 32.9% (136.3m² or 1467.4sq.ft.)
WHEREAS a maximum of 30% (124.3m² or 1338.1sq.ft.) is permitted;
2. Proposed building height of 9.1m
WHEREAS a maximum of 8.8m is permitted;
3. Proposed finished first floor height of 1.99m
WHEREAS a maximum of 1.5m is permitted; and
4. Proposed east yard setback of 0.70m (to the garage and basement foundation wall)
WHEREAS a minimum of 1.2m is required.

COMMENTS

The subject property is designated *Neighbourhoods* in the Toronto Official Plan. *Neighbourhoods* are considered to be stable areas, however the Official Plan recognizes that *Neighbourhoods* are not static, meaning there will be change in these areas. It is expected that some physical change will occur in the form of enhancements, additions and infill housing. Development within *Neighbourhoods* will respect and reinforce the existing physical character of buildings, lot sizes, streetscapes and open space patterns in these areas.

Section 4.1 establishes the development policies for *Neighbourhoods*. The preamble to the development criteria states "Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character. A key objective of this Plan is that new development respect and reinforce the general physical patterns in a *Neighbourhood*".

Policy 4.1.5 outlines the criteria for development within *Neighbourhoods*. Development will respect and reinforce the existing physical character of the neighbourhood, with particular regard to:

- f) prevailing patterns of rear and side yard setbacks and landscaped open space

The Plan goes on to assert that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The subject lands are zoned R6 in the former City of North York Zoning By-law No. 7625, as amended. This zoning designation requires a minimum side yard setback of 1.2 metres from the side lot line. The intent of the Zoning By-law is to establish precise standards as to how land is developed. Restrictions on side yard setbacks are used, in part, to ensure adequate separation between adjacent buildings and to avoid potential losses of daylight. These standards are designed to achieve more uniform and consistent built form streetscapes, thereby contributing to a more predictable pattern of development.

Attached for the Committee's consideration are several previous decisions near the subject property where reduced side yard setback variances were granted. The dwellings along this portion of Alfred Avenue were granted side yard setbacks of around 1.2m, whereas the Zoning By-law requires 1.8m, as they are zoned R4 and are on lots wider than 15m. In this instance, the R6 zoning designation permits a side yard setback of 1.2m, as the lot is narrower. However, staff is of the opinion that the proposed east side yard setback of 0.7m for is inadequate, and would not respect and reinforce the existing physical character of the neighbourhood.

As such, staff recommend that the proposed east side yard setback **be increased** in order to preserve an adequate setback from the neighbouring property to the east, and to maintain the existing physical character of the neighbourhood.

Respectfully submitted,

Christopher May, Assistant Planner
Tel: 416-395-7124
Fax: 416-395-7200
E-mail: cmay@toronto.ca

SIGNATURE

Allen Appleby
Director, Community Planning, North York District



City Planning Division
Gary Wright, Chief Planner and Executive Director

City Planning

North York Civic Centre
5100 Yonge Street
North York, Ontario
Canada, M2N 5V7
Tel.: (416) 395-7100
Fax: (416) 395-7200

Mailed on/before: Friday, June 3, 2011

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

MEETING DATE AND TIME: Wednesday, June 15, 2011 at 12:30 p.m.

LOCATION: Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number:	A188/11NY	Zoning	R6 - PPR -
Owner(s):	NASTARAN RAFIEE	Ward:	Willowdale (23)
Agent:	AHAD RAHNAMAEI		
Property Address:	176 ALFRED AVE	Community:	North York
Legal Description:	PLAN M372 PT LOTS 471 & 472		

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a two storey dwelling. The existing dwelling would be demolished.

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

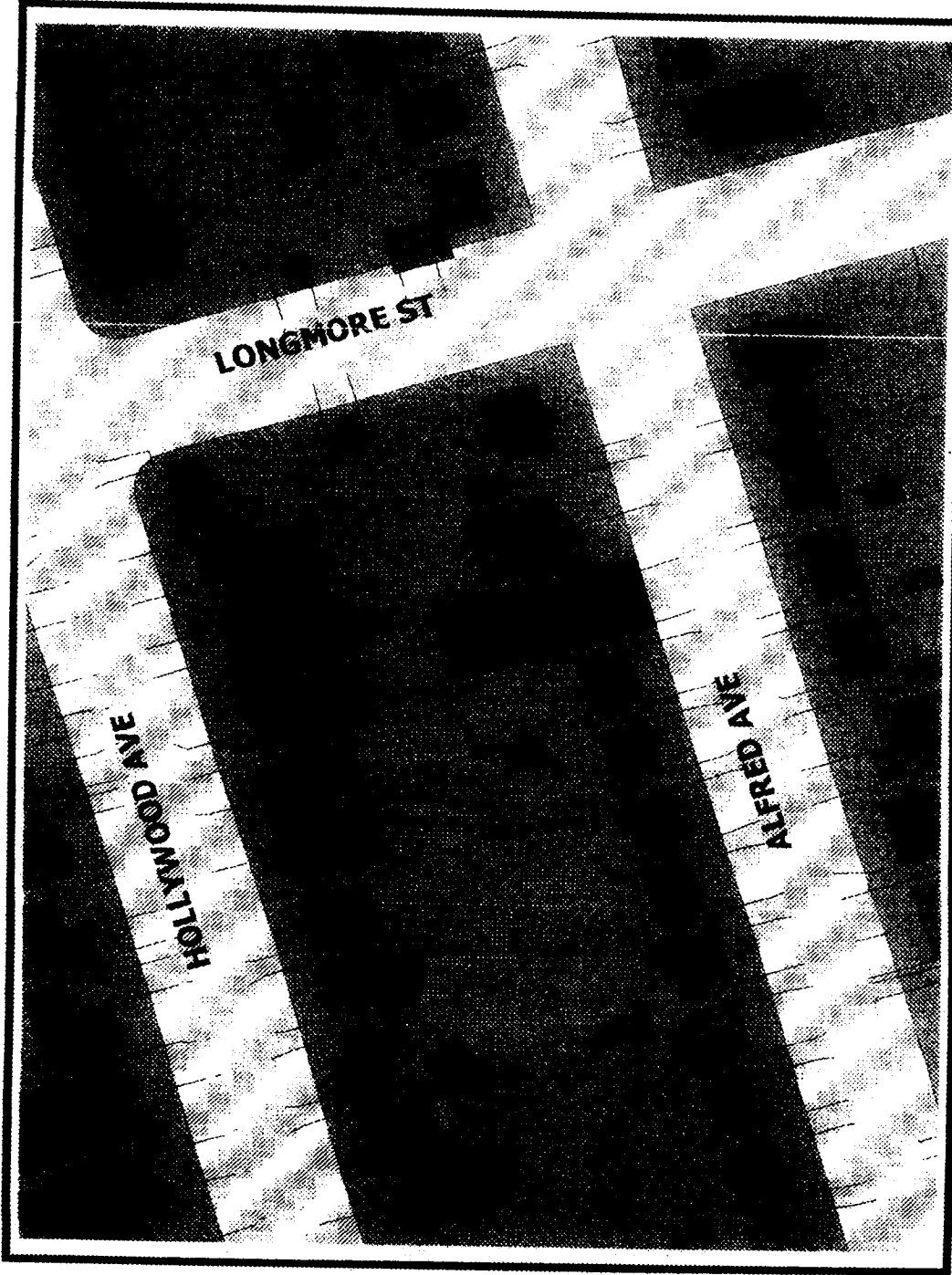
1. Proposed lot coverage of 32.9% (136.3m² or 1467.4sq.ft.)
WHEREAS a maximum of 30% (124.3m² or 1338.1sq.ft.) is permitted;
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WHEREAS a maximum of 8.8m is permitted;
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WHEREAS a maximum of 1.5m is permitted; and
4. Proposed east yard setback of 0.70m (to the garage and basement foundation wall)
WHEREAS a minimum of 1.2m is required.

Denise Rundle (signed)
Manager and Deputy Secretary-Treasurer
North York Panel
:mb



176 Alfred Ave.

A188/11NY



COMMITTEE OF ADJUSTMENT
(North York City Area)

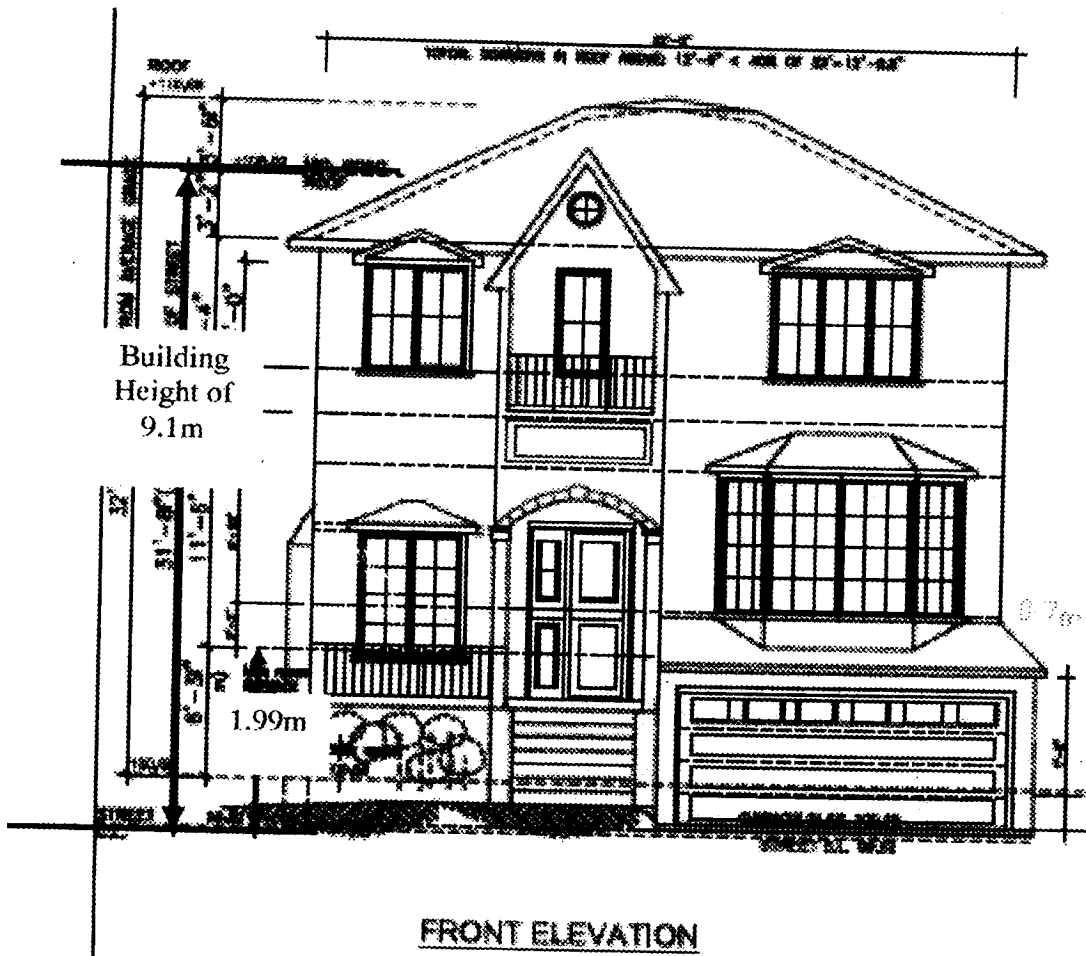
File - A188/11NY

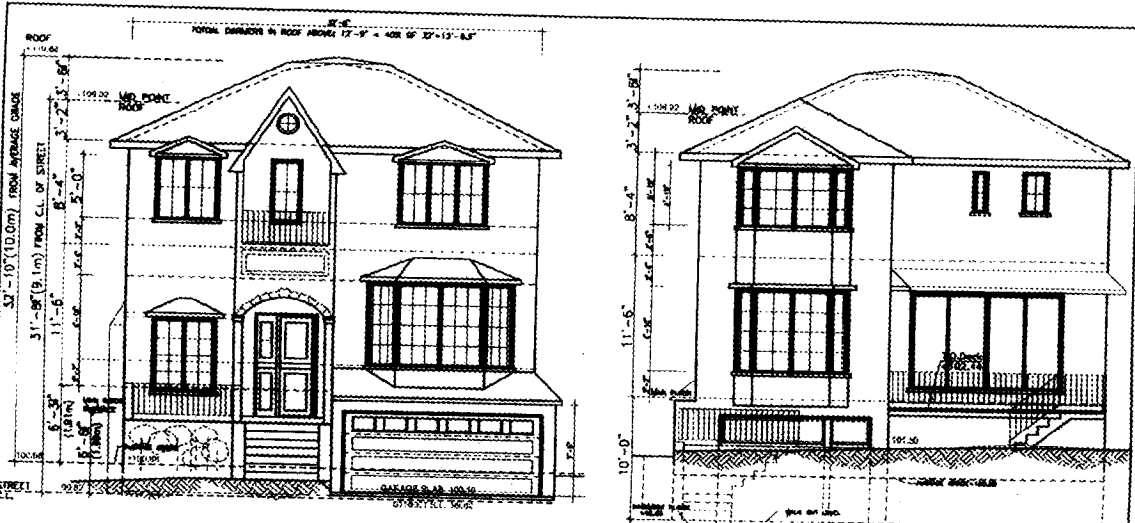


TORONTO

Address: 176 Alfred Ave.

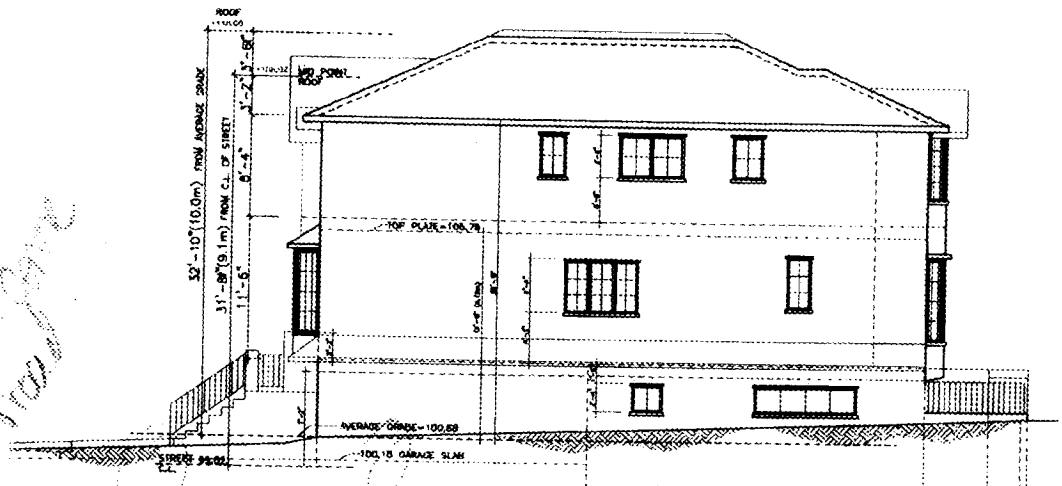
North
(Plans Only)



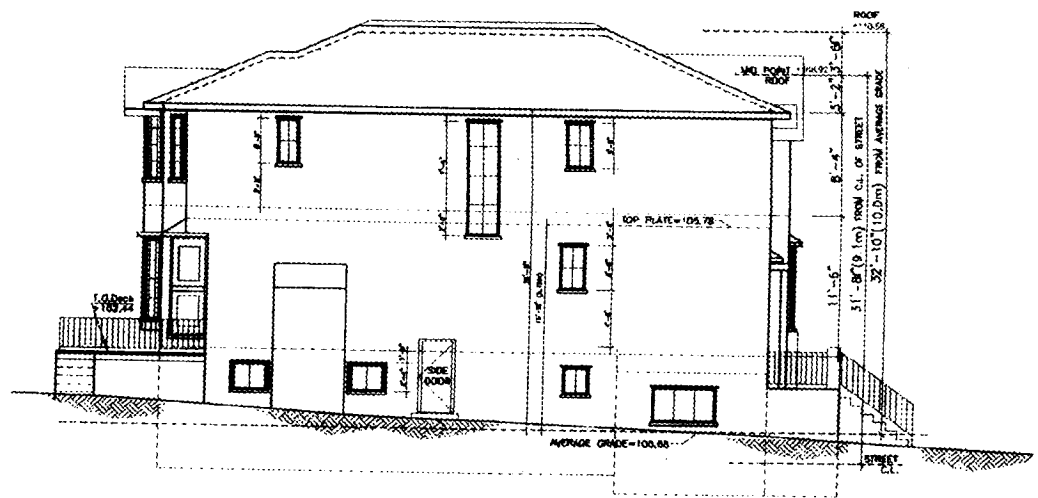


FRONT ELEVATION

REAR ELEVATION



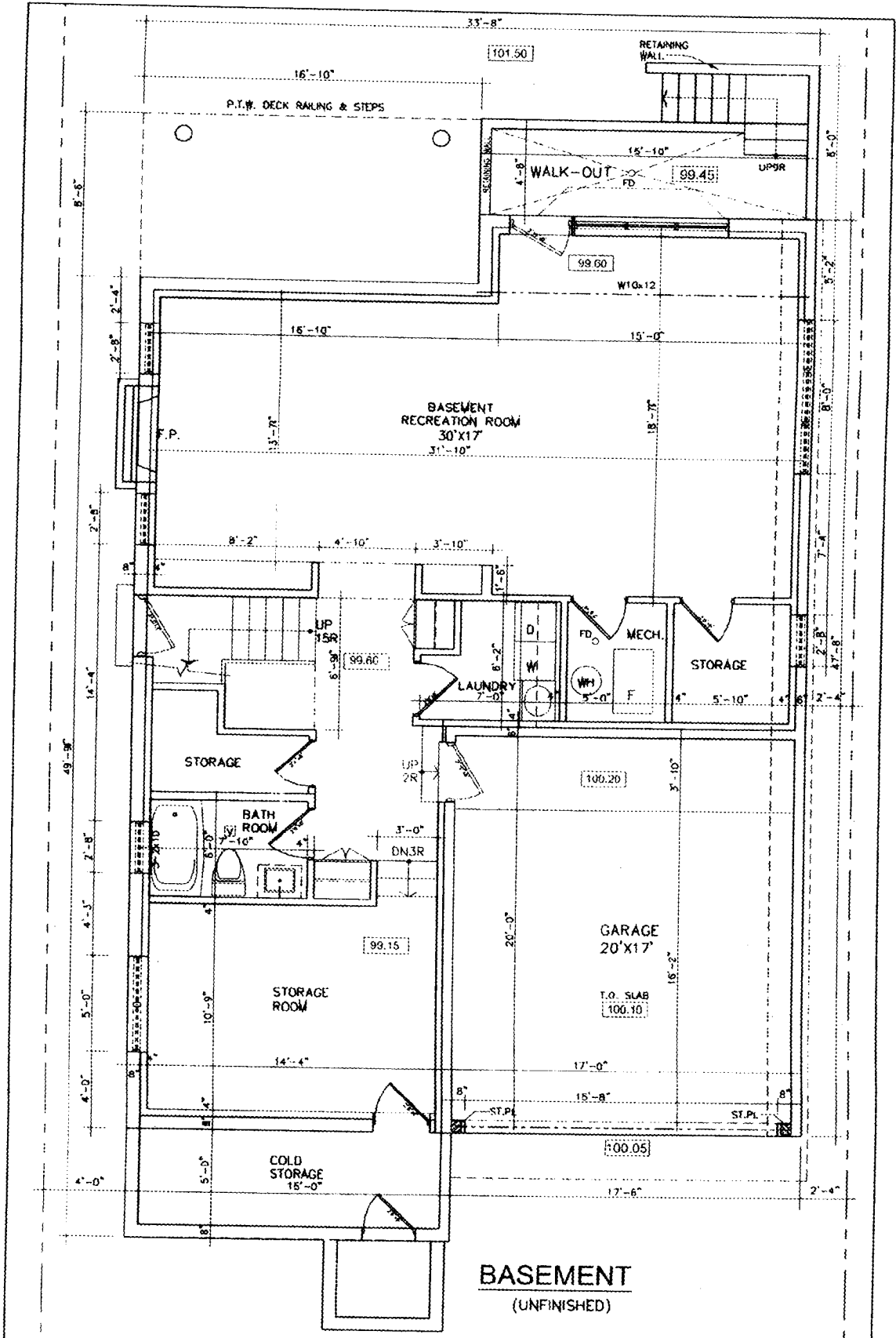
EAST ELEVATION



WEST ELEVATION

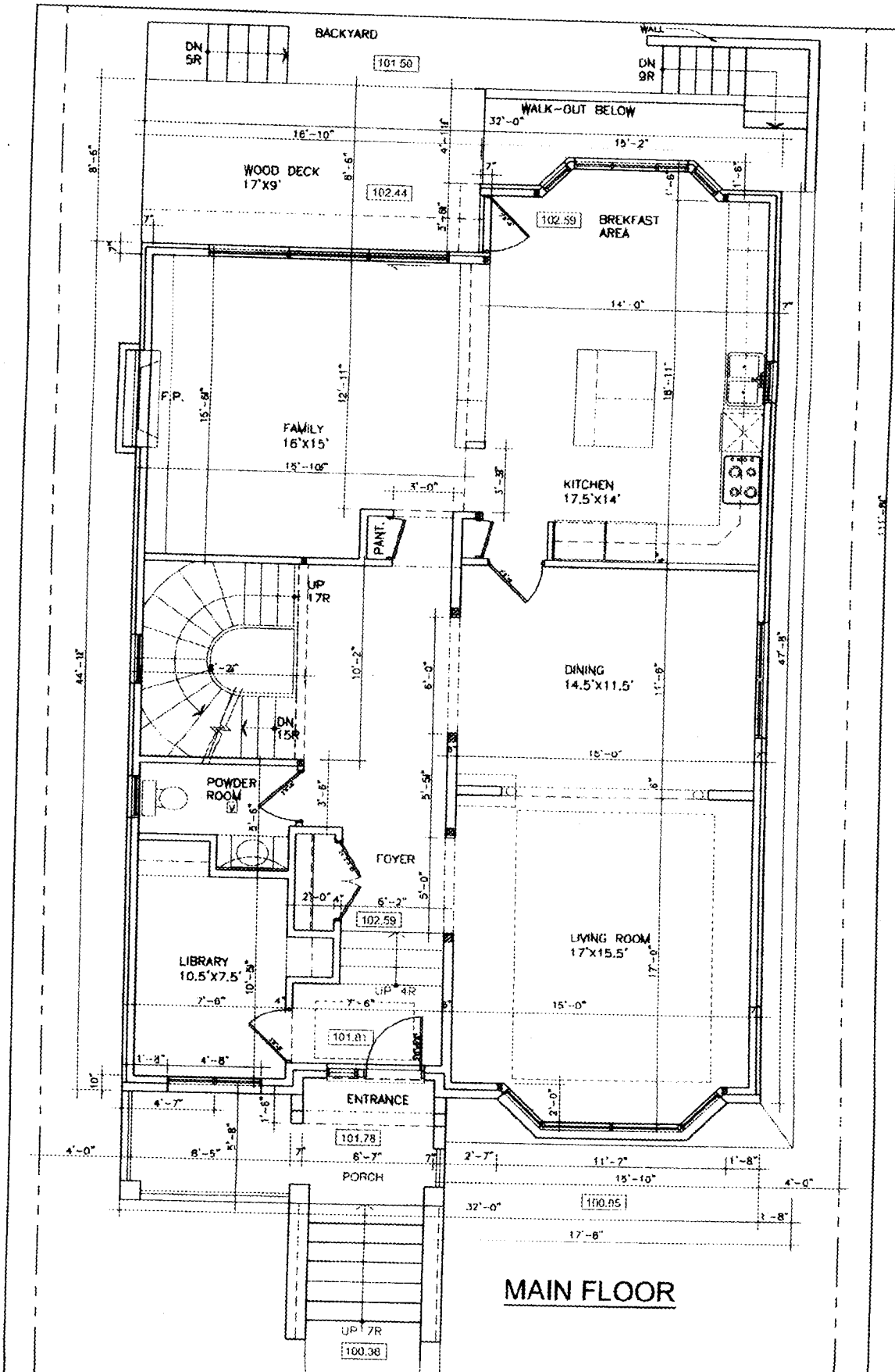
Handwritten note: 18' 0" x 10' 0" Garage

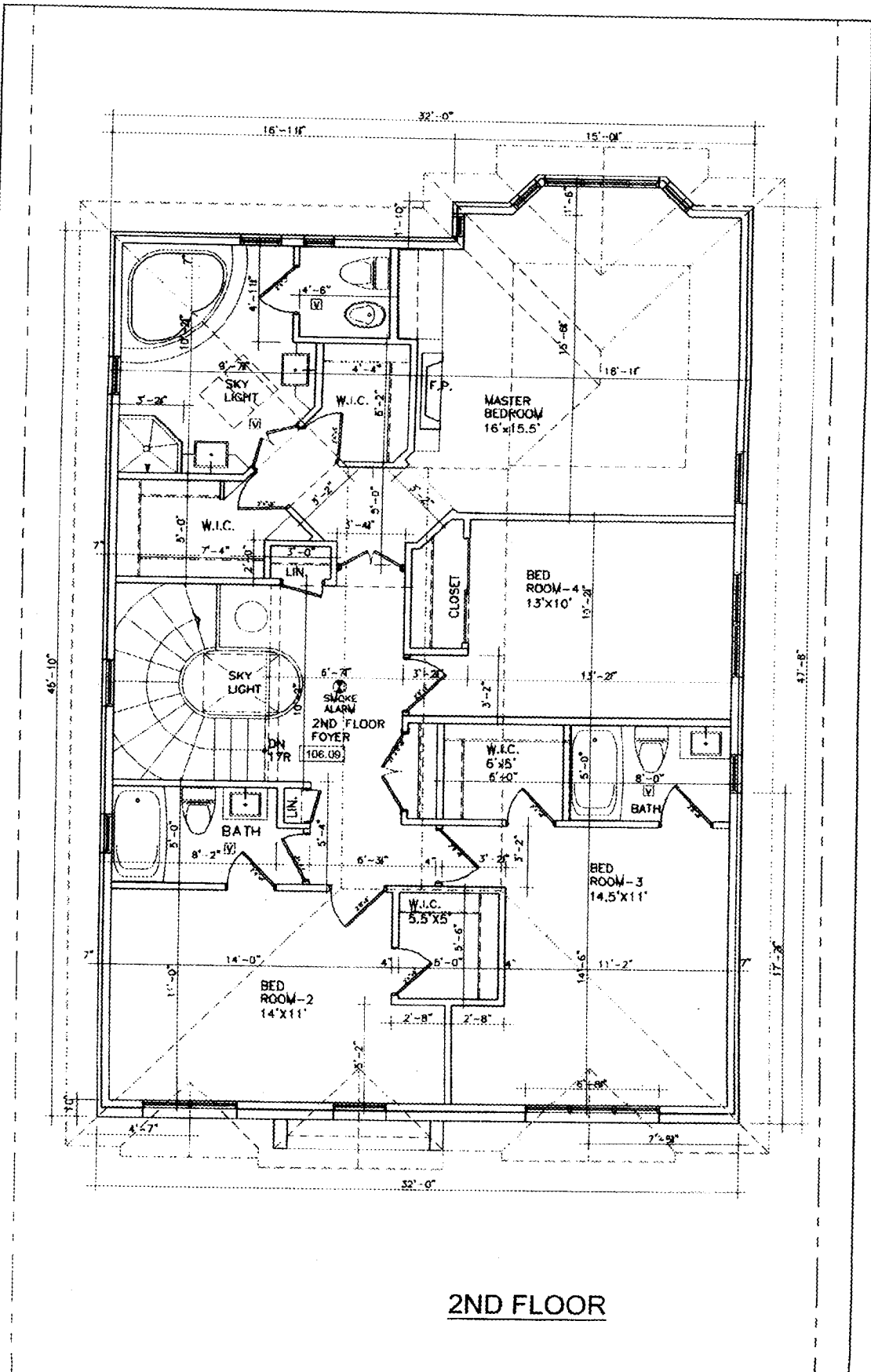
2 STOREY RESIDENCE RAHMAMAEI	Address: 176 Alford Ave. Toronto, North York	Design: Ahmad Rahmamaei Email: atahokan@progers.com Tel: 416 223 3643	Date: NOV 2010 Updated May 24-2011	Scale: 3/32" = 1'-0"	ELEVATIONS Draw No.: A2-01a
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BASEMENT
(UNFINISHED)

2 STOREY RESIDENCE RAHNAMEEI	Address: 1/5 Alfred Ave. Toronto, North York	Design: Ahmad Rahnameei Email: ahadcan@rogers.com Tel: 416.223.3643	Date: NOV 2016 Updated: May 24, 2011	Scale: 3/16=1'-0"	BASEMENT LEVEL Dwg No. A1-01a
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2ND FLOOR

2 STOREY RESIDENCE RAHINAMAEI	Address: 170 Alford Ave, Toronto, North York	Design: Ahmad Rahinamaei E-mail: ahmad.rahinamaei@prologix.com Tel: 416 293 3643	Date: NOV 2010 Updated: May 24, 2011	Scale: 3/16=1'-0"	2ND FLOOR Dwg No.: A1-00a
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