



STAFF REPORT
Committee of Adjustment
Application

Date:	April 28, 2011
To:	Chair and Committee Members of the Committee of Adjustment Toronto and East York District
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 21, Toronto – St. Paul's
Reference:	File No. A0084/11TEY Address: 173 Strathearn Road Application to be heard: May 4, 2011

RECOMMENDATION

Planning Staff respectfully recommends that the Committee of Adjustment should refuse this application.

APPLICATION

The applicant is seeking relief from the provisions of the Zoning By-law to construct a one-storey addition in the front yard to the existing detached two-storey single-family dwelling.

Variances for: maximum permitted floor space index; minimum required front yard setback; minimum required front yard soft landscaping; maximum permitted front yard parking pad width; maximum permitted building length; and no part of the building or structure shall be located in a required setback are requested as part of this application.

COMMENTS

Planning staff have reviewed the application, and have been in contact with the applicant to identify planning concerns and to revise plans accordingly.

Planning staff have discussed planning concerns with the applicant regarding the scale of the proposed front addition. Planning staff recommended the applicant make revisions that will have a significant impact in maintaining the front yard corridor of the street, protecting the prevailing streetscape, and limiting the impacts on the adjacent neighbours. The applicant is requesting a front yard setback of 4.38m, Planning staff requested the applicant to increase the proposed front yard setback to 5.6m, which would align the proposal closer to the prevailing streetscape. Subsequently, the applicant declined to revise the proposal according to Planning staff's recommendations.

In a staff report dated September 29, 2010, Planning recommended that any front yard addition would have to be consistent with the prevailing streetscape, and maintain the existing front yard setbacks while protecting the front yard corridor.

The subject property is designated “Neighbourhoods” in the Official Plan, which are considered established residential areas. New development is required to have regard for the existing physical character of the surrounding neighbourhood. The purpose of the Zoning By-law is to respect and reinforce a stable built form in residential neighbourhoods and to limit negative impacts. The proposed front addition is not consistent with and does not respect the prevailing streetscape. The proposal does not respect the character of the neighbourhood. As such, the current proposal does not meet the intent of both the Official Plan and Zoning By-law, and is not appropriate.

CONTACT

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SIGNATURE

Gregg Lintern
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Copy: Councillor Mihevc, Ward 21 Toronto – St. Paul's