STAFF REPORT
Committee of Adjustment Application

Date:	February 1, 2012
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. A0858/11TEY Address: 6 Dartnell Ave Application to be heard: February 8, 2012

RECOMMENDATION

Planning Staff respectfully recommends that should the Committee of Adjustment approve this application that the Committee impose the following conditions:

1. That the applicant revise the gross floor area to be more in keeping with the By-law.

2. That the applicant provide permanent solid screening or fencing along the northern and southern edges of the third storey balcony; with a minimum height of 1.8m from the floor of the third storey balcony.

APPLICATION

The applicant is seeking relief from the provisions of the Zoning By-law to convert the existing the one-storey vacant office building to a single-family dwelling. Furthermore to construct a full second floor addition and a partial third floor addition with an adjoining roof deck.

Variances for: maximum permitted floor space index; minimum required side yard setback; and maximum permitted depth are requested as part of this application.

COMMENTS

Planning Staff has reviewed the application, and has concerns regarding the proposed gross floor area. Planning staff has expressed their concerns with the applicant. The proposed density of the dwelling is considerably higher than existing dwellings on the street. A review of the City's database, indicates that properties along Dartnell Ave have an existing density range from 1.00 – 1.07 times the area of the lot. The proposed gross floor area of 2.06 times the lot area would

create a dwelling that is very large compared to its lot size and not in keeping with the prevailing character of the street. Staff is of the opinion that closer compliance to requirements of the Zoning By-law is possible and desirable.

Planning staff have concerns with the potential privacy and overlook issues caused by the rear third floor balcony. In order to limit the impact of the balcony on the adjacent properties, staff recommend that the applicant provide permanent solid screening or fencing along the northern and southern edges of the third storey balcony; with a minimum height of 1.8m from the floor of the third storey balcony.

CONTACT

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SIGNATURE

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Gregg Lintern, MCIP, RPP
Director, Community Planning, Toronto and East York District

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