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TORONTO

STAFF REPORT
Committee of Adjustment Application

Date:	July 26, 2012
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 Nos. B057/12NY, B058/12NY, A499/12NY, A500/12NY & A501/12NY Addresses: **116 & 188 CAMERON AVE** Application to be heard: Wednesday August 15, 2012 at 10:00 a.m.

RECOMMENDATIONS

Staff recommend that, should the Committee approve these applications, the approval be subject to the following conditions:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.

2. The requirements of the Technical Services Division shall be satisfied.

3. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4, in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.

4. Two copies of the registered reference plan of survey integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with City Surveyor, Survey & Mapping, Technical Services.

5. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Technical Services.

6. Three copies of the registered reference plan of survey satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.

7. The associated minor variance decisions, A499/12NY, A500/12NY & A501/12NY, be declared Final and Binding prior the issuance of a Certificate.

8. Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96.

APPLICATION

THE CONSENT REQUESTED:

The lands concerned have a total of 22.86m fronting the north side of Cameron Avenue, a depth of 40.01m and an area of 915.9m^2. The applicant proposes to divide the lands into four parts for the creation of three new building lots. Each of the lots would have a frontage of 7.62m, a depth of 40.01m and an area of 304.9m^2. The existing dwellings would be demolished and a new dwelling would be constructed on each of the resulting lots.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

A499/12NY - WEST 7.62M OF 118 CAMERON AVE (PART 1)

1. Proposed lot frontage and width of 7.62m
   WHEREAS a minimum lot frontage and width of 9m is required;

2. East side yard setback of 0.6m to the proposed dwelling
   WHEREAS a minimum setback of 1.5m is required;

3. Proposed building length of 16.8m
   WHEREAS a maximum building length of 15.3m is permitted;

4. Proposed finished first floor elevation of 2.1m
   WHEREAS a maximum finished first floor elevation of 1.5m is permitted

5. Proposed building height of 9.2m
   WHEREAS a maximum building height of 8.8m is permitted;

6. Proposed lot coverage of 31.6% (96.4m^2)
   WHEREAS a maximum lot coverage of 30% (91.53m^2) is permitted;

7. Proposed front yard hard surface area of 30.8m^2 (56.8%)
   WHEREAS a maximum front yard hard surface area of 27.1m^2 (50%) is permitted.

A500/12NY – EAST 3.81M OF 118 CAMERON AVE AND WEST 3.81M OF 116 CAMERON AVE (PARTS 2 & 3)

1. Proposed lot frontage and width of 7.62m
   WHEREAS a minimum lot frontage and width of 9m is required;

2. West side yard setback of 0.6m to the proposed dwelling
   WHEREAS a minimum setback of 1.5m is required;

3. Proposed building length of 16.8m
   WHEREAS a maximum building length of 15.3m is permitted;

4. Proposed finished first floor elevation of 2.1m
WHEREAS a maximum finished first floor elevation of 1.5m is permitted

5. Proposed building height of 9.2m
WHEREAS a maximum building height of 8.8m is permitted;

6. Proposed lot coverage of 31.6% (96.4m^2)
WHEREAS a maximum lot coverage of 30% (91.53m^2) is permitted;

7. Proposed front yard hard surface area of 30.8m^2 (56.8%)
WHEREAS a maximum front yard hard surface area of 27.1m^2 (50%) is permitted.

A501/12NY - EAST 7.62M OF 116 CAMERON AVE (PART 4)

1. Proposed lot frontage and width of 7.62m
WHEREAS a minimum lot frontage and width of 9m is required;

2. West side yard setback of 0.6m to the proposed dwelling
WHEREAS a minimum setback of 1.5m is required;

3. Proposed building length of 16.8m
WHEREAS a maximum building length of 15.3m is permitted;

4. Proposed finished first floor elevation of 2.1m
WHEREAS a maximum finished first floor elevation of 1.5m is permitted

5. Proposed building height of 9.2m
WHEREAS a maximum building height of 8.8m is permitted;

6. Proposed lot coverage of 31.6% (96.4m^2)
WHEREAS a maximum lot coverage of 30% (91.53m^2) is permitted;

7. Proposed front yard hard surface area of 30.8m^2 (56.8%)
WHEREAS a maximum front yard hard surface area of 27.1m^2 (50%) is permitted.

COMMENTS

The subject properties are rectangular in shape and have existed in their current form since the 1950s. The lands are 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.

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:

b) size and configuration of lots;
c) heights, massing, scale and dwelling type of nearby residential properties;
d) prevailing building type(s);

e) 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 properties are zoned R7 in the North York Zoning By-law 7625, as amended. This zoning designation requires a minimum lot width and frontage of 9 metres and a lot area of 278 square metres. The intent of the Zoning By-law is to establish precise standards as to how land is developed. Restrictions on lot width and frontage are used, in part, to ensure adequate densities within *Neighbourhoods* and to achieve more uniform and consistent built form streetscapes, thereby contributing to a more predictable pattern of development.

The properties in this area are zoned R4, R6 and R7. The prevailing lot pattern ranges from 25' to 50' lots oriented in a north-south direction. The proposed lots comply with the Zoning By-law lot area requirement of $278m^2$ and are similar in width and frontage to about 20% of nearby R7 properties. The site plan, floor plans and elevations submitted in support of the application demonstrate that the proposed lots are large enough to accommodate a contemporary dwelling with minor variances considered typical of this area. As such, staff is of the opinion that the proposed lots would not be out of keeping with the prevailing size and configuration of lots in the area.

Respectfully submitted,

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SIGNATURE

Allen Appleby
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