



STAFF REPORT
Committee of Adjustment
Application

Date:	January 17, 2013
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 29 Toronto – Danforth
Reference:	File No. A0830/12TEY Address: 240 Fulton Avenue Application to be heard: January 23, 2013 at 1:30 pm

RECOMMENDATION

Planning Staff recommends that the variance related to height be refused.

APPLICATION

The applicant is seeking relief from the provisions of the Zoning By-law to alter an existing 1 ½ storey single family detached dwelling by constructing a complete second and third floor addition and a rear addition to the ground floor.

Variances are requested with respect to floor space index, height, side yard setback and front yard setback.

COMMENTS

The subject property is located on the north side of Fulton Avenue just east of Pape Avenue. The property is designated "Neighbourhoods" in the Official Plan, which requires new development in the established residential areas to have regard for existing physical character of the surrounding neighbourhood, including scale and massing of the buildings. The property is zoned R2A Residential in Zoning By-law 6752 of the former Borough of East York. The purpose of the Zoning By-law is to respect and reinforce a stable built form and to limit the impact of new development on adjacent residential properties.

Planning Staff identified concerns with the height variance and have been in contact with the applicant. A site visit was also conducted.

Planning staff have conducted a search of recent Committee of Adjustment applications in this area, in particular along Fulton Avenue and Browning Avenue that are in the former Borough of

East York. There have been no approvals for dwelling heights exceeding the maximum permitted 8.5 metres.

Staff note that there are varying permitted heights around the site, due to either site specific zoning that is in place or the application of a different zoning by-law.

To north of the site, there is R2A site-specific zoning for both 951 Carlaw Ave and the development at the southwest corner of Pape and Mortimer. 951 Carlaw Avenue is a Centennial College Campus location that is zoned R2A.25 where a maximum height of 8.8 metres is permitted. The development at Pape-Mortimer is zoned R2A.31 where a maximum height of 12.65 metres is permitted.

The boundary between the former City of Toronto and the Borough of East York is located a few houses west of the subject site. The former City of Toronto Zoning By-law would permit a maximum height of 10 metres, compared to the 8.5 metres permitted on the subject site.

The proposed maximum permitted height of 10.05 metres would be not in keeping with the building heights on the portion of Fulton Avenue in the former Borough of East York. The subject property is located within an established residential neighbourhood, where the prevailing built form consists mainly of two-storey and two-storey dwellings with third floor dormers that comply with the maximum permitted height.

In order to ensure that the proposal is in keeping with the prevailing building heights of the dwellings in this portion of the neighbourhood, staff are of the opinion that the proposed building height variance should be refused.

CONTACT

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SIGNATURE



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

Copy: Councillor Mary Fragedakis, Ward 29 Toronto – Danforth
Dimitrios Grigoriadis, Applicant