



**STAFF REPORT**  
**Committee of Adjustment**  
**Application**

<b>Date:</b>	October 31, 2012
<b>To:</b>	<b>Chair and Committee Members of the Committee of Adjustment Toronto and East York District</b>
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 22, Toronto - St. Paul's
<b>Reference:</b>	File No. A0438/12TEY, A0437/12TEY & B0047/12TEY Address: 204 Balmoral Ave (0 Popular Plains Road) Application to be heard: November 14, 2012

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## **RECOMMENDATION**

Planning Staff respectfully recommends that the Committee refuse variance # 2 of application A0437/12TEY.

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## **APPLICATION**

The applications propose to sever the property at 204 Balmoral Ave into two lots. While also seeking relief from the Zoning By-law to construct a new three-storey single-family detached dwelling on the conveyed lot and maintain the existing dwelling on the retained lot.

Variances for: maximum permitted gross floor area; minimum required lot frontage; minimum required lot area; minimum required side yard setback; minimum required side yard setback for the portion of the building that exceeds the 70 m depth; maximum permitted driveway width; minimum permitted driveway width in the front yard; minimum required front area landscape space; and permission for a below-grade garage are requested in this application.

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## **COMMENTS**

Planning staff authored a staff report on August 8, 2012, indicating concerns with the side lot line setback variance resulting from the proposed garage on the retained lot and recommended refusal of that variance. The application that is before the Committee is again proposing a 0m side yard setback and Planning staff's concern still remains.

The subject property is designated "Neighbourhoods" in the Official Plan, which is intended to reinforce the existing physical character of surrounding properties. The intent of the Zoning By-law is to maintain a stable built form and limit negative impacts on adjacent properties.

The proposed setback of 0 meters does not meet the intent of the by-law as it does not provide sufficient separation distance from the lot line, and can potentially negatively impact the adjacent

property. Planning staff suggests that the integral garage be set back further from the north lot line in order to closer comply with the By-law.

## **CONTACT**

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## **SIGNATURE**

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Copy: Councillor Matlow, Ward 22 Toronto – St. Paul's