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STAFF REPORT
Committee of Adjustment
Application

Date:	April 16, 2013
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Allen Appleby, Director, Community Planning, North York District
Ward:	Ward 16 (Eglinton-Lawrence)
Reference:	File No. A183/13NY Address: 350 JOICEY BOULEVARD Application to be heard: Wednesday, April 24, 2013 at 11:30 a.m.

RECOMMENDATION

Planning recommends Variance No. 4 for a proposed three (3)-storey dwelling be **refused**.

APPLICATION

To construct a new dwelling with an integral, at-grade, two car garage. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

North York Zoning By-law No. 7625

1. Proposed front yard setback of 4.00m
WHEREAS a minimum front yard setback of 6.50m is required;
2. Proposed west side yard setback of 1.22m
WHEREAS a minimum west side yard setback of 1.80m is required;
3. Proposed east side yard setback of 1.50m
WHEREAS a minimum east side yard setback of 1.80m is required;
4. Proposed number of storeys is three (3)
WHEREAS a maximum of two (2) storeys is permitted;
5. Proposed porch of 5.00m² with a west side yard setback of 0.30m
WHEREAS a porch of 2.30m² or less is permitted to project into a side yard setback no closer than 0.60m to the side lot line;
6. Proposed skylight projection from the roof of 1.00m
WHEREAS a maximum skylight projection of 0.50m from the roof is permitted; and

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7. Proposed dwelling length of 17.40m
WHEREAS a maximum building length of 16.80m is permitted.

COMMENTS

The subject property is located east of Bathurst Street and south of Wilson Avenue and is designated *Neighbourhoods* in the City of Toronto Official Plan. The Official Plan acknowledges that *Neighbourhoods*, while stable, will be subject to physical change in the form of enhancements, additions, and infill housing. The key policy of the Plan is to ensure that new development will respect and reinforce the existing physical character of the neighbourhood. Section 4.1 of the Plan outlines the development policies for *Neighbourhoods*.

Policy 4.1.5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- c) Heights, massing, scale and dwelling type of nearby residential properties;

The Plan affirms 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 subject property is zoned R4 in the former City of North York By-Law No. 7625, as amended. The objective of the Zoning By-Law provision limiting building height to two (2) storeys in an R4 Zone is to achieve a more uniform and consistent built form streetscape to maintain a standard pattern of development.

The applicant is proposing to construct a new dwelling with an integral, at-grade, two car garage. The existing dwelling would be demolished. The proposed dwelling will result in a built form that is a true three storey home.


It is recommended that the requested variance to permit a 3-storey dwelling be **refused** to ensure the dwelling be more in keeping with the existing neighbourhood character.

Respectfully submitted,

CONTACT

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SIGNATURE


Allen Appiehy
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