

Item 4



STAFF REPORT
Committee of Adjustment
Application

Date:	June 3, 2013
To:	Chair and Members of the Committee of Adjustment North York District
From:	Allen Appleby, Director, Community Planning, North York District
Wards:	Ward 15 (Eglinton-Lawrence)
Reference:	File Nos. B018/13NY, A259/13NY and A260/13NY Addresses: 643 Glencairn Avenue Application to be heard: June 5, 2013

RECOMMENDATION

Staff recommend that all three applications be refused.

APPLICATIONS

The first application is for the consent of the Committee of Adjustment to the division of a parcel of residential lands into two parts for conveyance purposes for the creation of a new residential building lot. Associated with this application are two minor variance applications related to the size of the lots created and the proposed development of each lot.

CONSENT REQUESTED

The subject property has 18.29 m frontage on the south side of Glencairn Avenue, a depth of 40.42 m and an area of 739 m².

The owner proposes to divide the lands into two parts for the creation of a new residential building lot. The existing dwelling would be demolished and a three storey detached dwelling would be constructed on each lot.

Part 1 would have a frontage of 9.145m, a depth of 40.42m, and an area of 369.8m².

Part 2 would have a frontage of 9.145m, a depth of 40.42m, and an area of 369.5m².

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

A259/13NY – WEST 9.14 M OF 643 GLENCAIRN AVENUE - PART 1

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new three storey detached dwelling. The existing dwelling would be demolished.

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

North York Zoning By-law No. 7625

1. Proposed lot frontage and width of 9.145m
WHEREAS the minimum required lot frontage and width is 15.0m;
2. Proposed lot area of 369.8m²
WHEREAS the minimum required lot area is 550m²;
3. Proposed east side yard setback of 0.61m
WHEREAS the minimum required east side yard setback is 1.8m;
4. Proposed west side yard setback of 1.22m
WHEREAS the minimum required west side yard setback is 1.8m;
5. Proposed lot coverage of 35.07% of the lot area
WHEREAS the maximum permitted lot coverage is 35% of the lot area;
6. Proposed building length of 17.88m
WHEREAS the maximum permitted building length is 16.8m;
7. Proposed building height of 10.09m
WHEREAS the maximum permitted building height is 8.0m;
8. Proposed number of storeys is 3
WHEREAS the maximum permitted number of storeys is 2; and
9. Proposed rear deck projection of 3.66m and is 2.6m high
WHEREAS the first 2.1m projection of an unexcavated porch or deck in the rear may be higher than 1m in height.

A260/13NY – EAST 9.14 M OF 643 GLENCAIRN AVENUE – PART 2

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new three storey detached dwelling. The existing dwelling would be demolished.

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

North York Zoning By-law No. 7625

1. Proposed lot frontage and width of 9.145m
WHEREAS the minimum required lot frontage and width is 15.0m;
2. Proposed lot area of 369.5m²
WHEREAS the minimum required lot area is 550m²;

3. Proposed east side yard setback of 1.22m
WHEREAS the minimum required east side yard setback is 1.8m;
4. Proposed west side yard setback of 0.61m
WHEREAS the minimum required west side yard setback is 1.8m;
5. Proposed lot coverage of 36.24% of the lot area
WHEREAS the maximum permitted lot coverage is 35% of the lot area;
6. Proposed building length of 19.05m
WHEREAS the maximum permitted building length is 16.8m;
7. Proposed building height of 10.0m
WHEREAS the maximum permitted building height is 8.0m;
8. Proposed number of storeys is 3
WHEREAS the maximum permitted number of storeys is 2; and
9. Proposed rear deck projection of 3.66m and is 2.6m high
WHEREAS the first 2.1m projection of an unexcavated porch or deck in the rear may be higher than 1m in height.

COMMENTS

The subject property is located south of Lawrence Avenue West, and west of Bathurst Street on the south side of Glencairn Avenue. 643 Glencairn Avenue has a frontage of 18.29m, a depth of 40.2m and an area of 739m². The site is designated *Neighbourhoods* in the City of Toronto Official Plan and is zoned Single-Family Detached Dwelling – Fourth Density Zone (R4) in former City of North York Zoning By-law No. 7625.

Staff have conducted an analysis of the sizes, frontages and depths of R4 lots in the surrounding area. The majority of lot frontages in the surrounding area are 15.2 m, with some in the range of 10.1 m to 12.2 m. There are three frontages of 9.1 m on this portion of Glencairn Avenue. Staff are of the opinion creating two of the smallest lots in the surrounding R4 area would not meet the intent and purpose of the Zoning By-law.

The applicant is also seeking variances for three storey dwellings, building height, building length, lot coverage, deck projection and side yard setbacks. The proposed dwellings are three storeys in height. On this portion of Glencairn Avenue, there have been no approvals for 3-storey dwellings. Additionally, the applicant is seeking a height variance for 10 m, where 8 m is permitted for a flat roof. There have been no approvals for a flat roof of that height in the surrounding area. Typical Committee approvals for sloped roof heights have ranged from 9.1 m to 9.5 m.

The Official Plan establishes the development policies for *Neighbourhoods* and states that development will respect and reinforce the existing physical character of the neighbourhood, with respect to lot size, building heights, massing and setbacks. Staff are of the opinion the proposed Consent and related Minor Variances do not meet the intent and purpose of the Official Plan.

Given the existing pattern of larger lot areas found in the study area, staff are of the opinion that the creation of smaller lots by severance is not desirable or appropriate in this instance. As such, staff recommend all three applications be refused.

Respectfully submitted,

CONTACT

Emily Rossini, Planner
Phone: (416) 395-7172
Fax: (416) 395-7155
Email: erossin@toronto.ca

SIGNATURE



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Allen Appleby
Director, Community Planning, North York District