



STAFF REPORT
Committee of Adjustment
Application

Date:	October 22, 2012
To:	Chair and Members of the Committee of Adjustment North York District
From:	Allen Appleby, Director, Community Planning, North York District
Wards:	Ward 16 (Eglinton-Lawrence)
Reference:	File No. A641/12NY Address: 185 CORTLEIGH BLVD Application to be heard: October 24, 2012

RECOMMENDATION

Should Committee approve this application, staff recommend that Committee reduce the proposed gross floor area (Variance No. 1) to a size that is more in keeping with previous Committee approvals and the character of the surrounding area.

APPLICATION

The applicant is proposing to construct a three-storey dwelling with a detached, single car garage on the above noted property. This new dwelling would have a floor area of approximately 493 m² (5,300 Sq.Ft.). The existing dwelling and detached garage would be demolished.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

Toronto Zoning By-law No. 438-86

1. Proposed Gross Floor Area (GFA) of 0.79 times the lot area (492.63m²)
WHEREAS a maximum GFA of 0.35 times the lot area (217.84m²) is permitted; and
2. Proposed driveway width of 3.00m
WHEREAS a maximum driveway width of 2.60m is permitted.

COMMENTS

The subject property is located south of Lawrence Avenue West and west of Avenue Road. The property is designated *Neighbourhoods* in the City of Toronto Official Plan, and is zoned R1Z0.35 in former City of Toronto Zoning By-law 438-86. The applicant is proposing to construct a three-storey dwelling with a detached, single car garage.

The applicant is proposing a gross floor area of 0.79 times the lot area. In discussions with staff, the applicant has proposed a revised GFA of 0.75. Variances for increased gross floor

area have been approved in the surrounding area, however, the majority of the Committee approvals have been for a much lower GFA. For example, an application for a two-storey addition at 190 Cortleigh Boulevard was approved for a GFA of 0.59 times the lot area. An application for a two-storey addition at 60 Hillhurst Boulevard, which is the abutting property to the south, was approved for a GFA of 0.54 times the lot area. An application for a third-storey addition (attic renovation) at 78 Hillhurst Boulevard, was approved for a GFA of 0.46 times the lot area.

Staff recommend that should Committee approve the application, the gross floor area be reduced to a size that is more in keeping with previous committee approvals and the character of the surrounding area.

Respectfully submitted,

CONTACT

Michael Noble, Planner
Tel: 416 395-7053
Fax: 416-395-7155
E-mail: mnoble@toronto.ca

SIGNATURE

Allen Appleby
Director, Community Planning, North York District