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STAFF REPORT
Committee of Adjustment
Application

Date:	November 15, 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. A728/12NY Address: 350 Glengrove Avenue West Application to be heard: November 21, 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 on the above noted property. This new dwelling would have a floor area of approximately 530 m². The existing dwelling would be demolished.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

Toronto Zoning By-law No. 438-86

1. Proposed gross floor area of 530m² (0.67 times the area of the lot)
WHEREAS a maximum of 275.85m² (0.35 times the area of the lot) is permitted;
2. Proposed front lot line setback of 7.74m to the bay window
WHEREAS a minimum of 8.34m is required;
3. Proposed east side lot line setback of 0.9m
WHEREAS a minimum of 7.5m is required for the portion of the building exceeding 17m in depth; and
4. Proposed west side lot line setback of 2.95m
WHEREAS a minimum of 7.5m is required for the portion of the building exceeding 17m in depth.

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.

The applicant is proposing a gross floor area of 0.67 times the lot area. Variances for increased gross floor area have been approved in the surrounding area, however, the majority of the Committee approvals have been for a lower GFA.

Staff has examined over 30 Minor Variance applications in the surrounding area and only two applications have been approved for a GFA over 0.6. An application for a new 3-storey dwelling was approved at 374 Glengrove Avenue West having a GFA of 0.63 times the lot area, and an application to permit the construction of a two-storey rear yard addition was approved at 133 Monda Drive having a GFA of 0.686 times the lot area.

Aside from these two decisions, approved variances range from a GFA of 0.37 to a GFA of 0.58 times the lot area. For example, an application to permit the construction of one- and two-storey rear additions, a new terrace and covered porch was approved at 360 Glengrove Avenue West having a GFA of 0.47 times the lot area. An application to permit the construction of a new three-storey dwelling with an integral, at-grade garage was approved at 269 Glengrove Avenue West having a GFA of 0.58 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

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SIGNATURE

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