STAFF REPORT
Committee of Adjustment
Application

Date: February 11, 2013

To: Chair and Members of the Committee of Adjustment
North York District

From: Director, Community Planning, North York District

Wards: Ward 16 – Eglinton - Lawrence

Reference: File No. A748/12NY
Address: 68 Castle Knock Road
Application to be heard: February 20, 2013

RECOMMENDATION

Should the Committee approve this application as submitted, staff recommend the approval be subject to the following conditions:

1. The proposed driveway leading to the below grade garage maintain a positive slope from the street level.

2. The proposed GFA be reduced to a size that is more in keeping with the character of the surrounding area.

APPLICATION

To construct a two-storey dwelling with an integral, below-grade, single car garage. The existing dwelling would be demolished.

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

Toronto Zoning By-law No. 438-86

1. Proposed front yard landscaping of 48.90%
   WHEREAS a minimum front yard landscaping of 50.00% is required;

2. Proposed front yard setback of 3.85m
   WHEREAS a minimum front yard setback of 5.27m is required;

3. Proposed south side yard setback of 0.30m for the portion of the dwelling not exceeding 17.00m in depth
WHEREAS a minimum south side yard setback of 0.90m is required for the portion of the dwelling not exceeding 17.00m in depth;

4. Proposed distance to an adjacent dwelling of 0.90m (70 Castle Knock Ave.) which contains openings
   WHEREAS a minimum distance of 1.20m to an adjacent dwelling that contains openings is required;

5. Proposed north side yard setback of 0.90m for the portion of the dwelling exceeding 17.00m in depth
   WHEREAS a minimum north side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in depth;

6. Proposed south side yard setback of 0.30m for the portion of the dwelling exceeding 17.00m in depth
   WHEREAS a minimum south side yard setback of 7.50m is required for the portion of the dwelling exceeding 17.00m in depth;

7. Proposed front yard walkway width of 1.67m
   WHEREAS a maximum front yard walkway of 1.06m is permitted;

8. Proposed building height of 9.69m
   WHEREAS a maximum building height of 9.00m is permitted;

9. Proposed front yard soft landscaping of 49.75%
   WHEREAS a minimum front yard soft landscaping of 75.00% is required;

10. Proposed G.F.A. (gross floor area) of 1.24 times the lot area (382.73m²) which includes the basement level but does not include the garage portion
    WHEREAS a maximum G.F.A. of 0.60 times the lot area (185.63m²) is permitted; and

11. Proposed integral below-grade garage
    WHEREAS a below-grade garage is not permitted.

 COMMENTS

The applicant is proposing to construct a new two storey dwelling. The property is located north of Eglinton Avenue West and west of Avenue Road and is designated Neighbourhoods in the Toronto Official Plan. The property is Zoned R1 Z0.6 in the former City of Toronto Zoning By-law 438-86.

The applicant is proposing to locate the floor of the garage below the average grade of the house, which is taken at the front of the dwelling, and as such the garage is deemed to be technically below grade. The driveway as proposed, however will maintain a positive slope from the street. As such, the variance to permit the proposed garage is technical in nature but the form of the development maintains the character of the neighbourhood. Given the positive slope of the driveway, staff are of the opinion the proposed below grade garage is an appropriate development of the property. In order to ensure this relationship is maintained, staff recommend the approval
be subject to a condition requiring the driveway to maintain a positive slope from the street to the garage.

The applicant is also proposing a gross floor area of 1.24 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. An application at 59 Castle Knock Road was approved for a GFA of 0.72 times the lot area. An application at 70 Shields Avenue was submitted with a GFA of 0.83 times the lot area and was reduced by the Committee to 0.79 times the lot area. The majority of other approvals in the surrounding area have been for GFA in the range of 0.65 times the lot area to 0.8 times the lot area. Staff recommend Committee reduce the gross floor area to a size that is more in keeping with the character of the surrounding area.

CONTACT

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SIGNATURE

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