

2,2a-b



STAFF REPORT
Committee of Adjustment
Application

Date:	Tuesday, April 30, 2013
To:	Chair and Members of the Committee of Adjustment North York District
From:	Allen Appleby, Director of Community Planning, North York District
Wards:	Ward 23 (Willowdale)
Reference:	File Nos. B005/13NY, A090/13NY and A091/13NY Address: 268 HOLLYWOOD AVENUE Application to be heard: Wednesday, May 8, 2013 at 10:00 a.m.

RECOMMENDATION

Staff recommend that should Committee approve the application for Consent, any approval be subject to the following conditions:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.
2. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4 in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of the Decision.
3. Copies of a deposited Reference Plan of Survey, integrated with the Ontario Co-ordinate System, and clearly delineating the parcels of land approved by the Committee of Adjustment. A listing of the PARTS and their respective areas is required.
4. A copy of a letter from the Executive Director of Technical Services advising that the applicant has obtained the necessary adjustment to the municipal addressing of the land. Contact Survey and Mapping Services, Technical Services at (416) 392-7755. The application for municipal addressing must be accompanied by a copy of the deposited Reference Plan of Survey, integrated with the Ontario Co-ordinate System, and specify the PART numbers that will comprise each of the new parcels.
5. This Decision shall become null and void within 12 months unless the Certificate of the Committee of Adjustment is affixed to the relevant documents.

Staff recommend that should Committee approve the applications for Minor Variance, the approvals be subject to the following condition:

A090/13NY – WEST 10.285M OF 268 HOLLYWOOD AVENUE– PART 1

1. Variance No. 4 for a proposed east side yard setback of 0.60m be increased.

A091/13NY – EAST 10.285M OF 268 HOLLYWOOD AVENUE– PART 2

1. Variance No. 4 for a proposed west side yard setback of 0.60m be increased.

APPLICATION

To divide a parcel of residential lands into two parts for conveyance purposes for the creation of a new residential building lot.

The lands concerned have a lot frontage of 20.57m fronting onto the north side of Hollywood Avenue which is rectangular in shape, having a depth of 40.11m and an area of 825.00m². The lands presently contain a single detached dwelling municipally known as 268 Hollywood Avenue.

The existing single detached dwelling would be demolished and a new two-storey dwelling is proposed to be constructed on each of the resulting lots.

Parts 1 and 2 on the plan attached to this notice would each have a lot frontage of 10.285m fronting onto the north side of Hollywood Avenue. Parts 1 & 2 would also have a depth of 40.11m and each would have an area of 412.50m².

Variances have been applied for to facilitate other proposed developmental aspects, as represented below.

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

A090/13NY – WEST 10.285M OF 268 HOLLYWOOD AVENUE– PART 1

North York By-law No. 7625

1. Proposed lot frontage and width of 10.285m
WHEREAS a minimum lot frontage and width of 12.00m is required;
2. Proposed lot coverage of 32.00% of the lot area
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;
3. Proposed building height of 9.10m
WHEREAS a maximum building height of 8.80m is permitted;
4. Proposed east side yard setback of 0.60m
WHEREAS a minimum east side yard setback of 1.20m;

5. Proposed building length of 16.82m
WHEREAS a maximum building length of 15.30m is permitted; and

6. Proposed finished first floor height of 1.80m
WHEREAS a maximum finished first floor height of 1.50m is permitted.

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

A091/13NY – EAST 10.285M OF 268 HOLLYWOOD AVENUE– PART 2

North York By-law No. 7625

1. Proposed lot frontage and width of 10.285m
WHEREAS a minimum lot frontage and width of 12.00m is required;

2. Proposed lot coverage of 32.00% of the lot area
WHEREAS a maximum lot coverage of 30.00% of the lot area is permitted;

3. Proposed building height of 9.10m
WHEREAS a maximum building height of 8.80m is permitted;

4. Proposed west side yard setback of 0.60m
WHEREAS a minimum west side yard setback of 1.20m;

5. Proposed building length of 16.82m
WHEREAS a maximum building length of 15.30m is permitted; and

6. Proposed finished first floor height of 1.80m
WHEREAS a maximum finished first floor height of 1.50m is permitted.

COMMENTS

The subject property is located in the area north of Sheppard Avenue East and east of Willowdale Avenue. It is designated *Neighbourhoods* in the City of Toronto Official Plan and is zoned R6 in the former City of North York Zoning By-law No. 7625.

There are a variety of lot frontages and sizes in the area and many lots contain detached dwellings with similar frontages. Staff do not have concerns with the proposed lot division.

Planning staff do have concerns with the proposed east and west side yard setbacks between the proposed dwellings. Planning recommends the proposed setbacks be increased to better reflect the neighbourhood character.

Should the Committee choose to approve the applications for Consent and associated Minor Variances, staff recommend it be subject to the conditions noted above.

Respectfully submitted,

CONTACT


Vanessa Covello, Assistant Planner

Tel: 416-395-7104

Fax: 416-395-7155

E-mail: vcovell@toronto.ca

SIGNATURE


Allen Appleby
Director, Community Planning, North York District

B005/13NY, A090/13NY and A091/13NY - **268 HOLLYWOOD AVENUE**