



STAFF REPORT
Committee of Adjustment
Application

Date:	April 19, 2013
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. A204/13NY Address: 152 Glencairn Avenue Application to be heard: April 24, 2013

RECOMMENDATION

Staff recommend that Committee reduce the GFA and increase the side yard setbacks.

APPLICATION

To construct a detached two-storey dwelling with an integral garage. The existing dwelling would be demolished.

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

Toronto Zoning By-law No. 438-86

1. Proposed gross floor area (G.F.A.) of 455.89m² (0.56 times the area of the lot)
WHEREAS the maximum permitted gross floor area (G.F.A.) is 282.96m² (0.35 times the area of the lot);
2. Proposed east side yard setback of 0.9m for the portion of the building exceeding 17.0m in length
WHEREAS the minimum required east side yard setback is 7.5m for the portion of the building exceeding 17.0m in length;
3. Proposed west side yard setback of 1.2m for the portion of the building exceeding 17.0m in length
WHEREAS the minimum required west side yard setback is 7.5m for the portion of the building exceeding 17.0m in length;

(the Committee of Adjustment previously approved an application to construct a two storey addition to the rear north portion of the existing two storey dwelling on Wednesday, July 18, 2012 - A351/12NY)

COMMENTS

The subject property is located south of Lawrence Avenue West and east of Avenue Road. The property is designated *Neighbourhoods* in the City of Toronto Official Plan, and is zoned R1 Z0.35 in former City of Toronto Zoning By-law No. 438-86.

The Committee of Adjustment previous approved an application for a two storey addition to the rear and west side of the dwelling. The variances approved were a GFA of 0.47 times the lot area, a west side yard setback of 2m for the portion of the dwelling beyond 17m and an east side yard setback of 1.5m for the portion of the dwelling beyond 17m. This application was appealed to the Ontario Municipal Board where a settlement was reached and all three variances were upheld.

The current proposal is to permit a new two storey dwelling with a higher GFA and reduced setbacks. There have been previous Committee approvals for increased GFA in the surrounding area, however, the majority are for GFA's in the 0.41 to 0.48 range. Staff are of the opinion, the previous Committee approval for this site, and subsequent OMB decision were appropriate for this site. Staff are of the opinion an increase in side yard setbacks could result in a decrease in GFA. As such, staff would recommend the Committee reduce the GFA to something that is more in keeping with the surrounding area.

Respectfully submitted,

CONTACT

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SIGNATURE

Allen Appleby
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