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Toronto and East York Community Council
100 Queen St W
Toronto M5H 2N2

Dear Chair and Members,

NEW BUSINESS: Request for a Planning Study to Address the Proliferation of Tall Replacement Homes with at Grade Integral Garages in Davisville Village

Background:

I have been working closely with the South Eglinton Ratepayers' and Residents' Association in attempting to protect the stability of our neighbourhood from development pressures involving "two storey homes with an integral garages". The proliferation of these tall infill homes that differ significantly that what is traditionally found in this area, creates unfair, negative impacts for residents of Davisville Village (for the purpose of this planning study being requested is bounded by Yonge Street, Eglinton Avenue, Merton Street and Bayview Avenue.)

This area in question is R Zoned (By-law 569-2013) and concerns have been raised by residents and the local residents association with regards to the development of two storey homes with integral garages that are both much larger, and higher than the existing traditional form of the two storey homes that in exist in the neighborhood. These homes are characterized by at grade garages that dominate the frontage of the home, that are not consistent with the prevailing streetscape of the neighbourhood.

The main floor is elevated well above grade, and none of the space below the first floor is considered liveable, and do not factor into gross floor area calculations. A two storey home with an integral garage is much larger, and higher than the existing traditional form of the two storey homes that have existed for many decades in the neighbourhood. These homes do not have direct access from the main floor to their backyards, and in most cases have platforms well above grade that overlook on their neighbours' properties.

We have successfully opposed several applications at the Committee of Adjustment in recent months, based on the rationale that the proposed built form of these tall replacement houses with integral garages are not considered desirable for the appropriate development of the land that would respect the existing fabric and character of the neighbourhood. It seems appropriate to re-examine the zoning standards and provide recommendations with regards to amendments to the zoning by-law.

RECOMMENDATIONS:

That City Council Request the City Planning Division to undertake a neighbourhood zoning study of the Davisville Village, with appropriate community consultation and to report back the findings of the study with the zoning changes for the neighbourhood, if appropriate, to a statutory public meeting of the Toronto and East York Toronto Council.

Regards,

Josh Matlow
City Councillor
Ward 22 - St.Paul's