



**STAFF REPORT**  
**Committee of Adjustment Application**

<b>Date:</b>	November 13, 2014
<b>To:</b>	<b>Chair and Members of the Committee of Adjustment Toronto and East York District c/o Anita MacLeod, Manager &amp; Deputy Secretary-Treasurer Toronto and East York District</b>
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Ward:</b>	Ward 22, St. Paul's
<b>Reference:</b>	File No.: A0842/14TEY Address: 169 Belsize Drive Applicant: Zahra Mortazavi Agent: Glenn Rubinoff Application to be heard: November 19, 2014 at 1:30 p.m.

**RECOMMENDATION**

Planning staff respectfully recommend that should the Committee approve Application No. A0842/14TEY, the following conditions be imposed:

- 1) The applicant shall provide permanent solid screening along the west edge of the rear first floor deck with a minimum height of 1.5 metres measured from the floor of the deck.
- 2) The driveway shall be constructed with permeable pavers.

**APPLICATION**

The applicant is seeking relief from the provisions of both Zoning By-law 569-2013 and Zoning By-law 438-86, as amended, to construct a new two-storey detached dwelling with an integral garage.

The variances requested are with respect to: maximum permitted building height; maximum permitted height of all exterior side walls; maximum permitted first floor height; maximum permitted building depth; maximum permitted floor space index/gross floor area; minimum required front yard landscaping; rear deck encroachment; minimum required front yard soft landscaping; minimum required side yard setback for the portion of the dwelling exceeding 17.0 metres in depth; minimum required setback from an adjacent building; front porch projection; and minimum required lot frontage for a building with a front wall integral garage.

## COMMENTS

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The subject property is located on the south side of Belsize Drive, west of Mount Pleasant Road. The property is in an area designated *Neighbourhoods* in the Official Plan, which requires new development to respect and reinforce the existing physical character of the neighbourhood. The property is zoned Residential (R(d0.6)) under City of Toronto Zoning By-law 569-2013 and Residential (R2 Z0.6) under former City of Toronto Zoning By-law 438-86. The purpose of the Zoning By-laws is to respect and reinforce a stable built form and to limit the impact of new development on adjacent residential properties.

Planning staff have reviewed the application and are concerned with the potential privacy and overlook issues created by the rear first floor deck and the front yard soft landscaping deficiency.


Planning staff respectfully recommend that should the Committee approve Application No. A0842/14TEY, the following conditions be imposed:

- 1) The applicant shall provide permanent solid screening along the west edge of the rear first floor deck with a minimum height of 1.5 metres measured from the floor of the deck.
- 2) The driveway shall be constructed with permeable pavers.

## CONTACT

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## SIGNATURE

  
Gregg Lintern, MCIP RPP  
Director, Community Planning  
Toronto and East York District

Copy: Councillor Josh Matlow, Ward 22 – St. Paul's  
Glenn Rubinoff, Agent