

**38. 296 CRAWFORD ST**

File Number:	A0922/13TEY	Zoning	R2 Z0.6 (ZZC)
Owner(s):	DANIEL HARTRELL	Ward:	Trinity-Spadina (19)
Agent:	DANIEL HARTRELL		
Property Address:	296 CRAWFORD ST	Community:	Toronto
Legal Description:	PLAN 399 BLK H PT LOT 49		

**PURPOSE OF THE APPLICATION:**

To legalize and to maintain the existing basement dwelling unit in the converted row house, and to construct a rear second storey addition and a rear third storey addition with rear third floor deck.

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

- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 0.6 times the area of the lot (114.55 m<sup>2</sup>).  
The converted dwelling will have a residential gross floor area equal to 1.56 times the area of the lot (297.35 m<sup>2</sup>).
- 2. Section 4(4)(b), By-law 438-86**  
A minimum of two parking spaces are required to be provided on the lot.  
In this case, one parking space will be provided on the lot.
- 3. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth of a row house is 14.0 m.  
The converted row house will have a depth of 21.04 m.
- 4. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback of a row house dwelling is 0.45 m where the side wall contains no openings.  
The converted row house will be located 0 m from the south side lot line.
- 5. Section 6(3) Part II 3(I), By-law 438-86**  
The minimum required side lot line setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.  
The converted dwelling will be located 0 m from the side wall of the adjacent building to the north at 298 Crawford Street.
- 6. Section 2(1), By-law 438-86**  
A maximum of two dwelling units are permitted within a converted row house.  
The converted row house contains three dwelling units.
- 7. Section 6(2), 1, By-law 438-86**  
Only one addition is permitted to be constructed either at the time of conversion or thereafter.  
In this case, a rear second floor and a rear third floor addition will be constructed.
- 8. Section 4(2), By-law 438-86**  
The maximum permitted building height is 10.0 m.  
The converted dwelling will have a height of 10.02 m.

**The Committee had before it the following communication:**

- A copy of the minute from the January 22, 2014 public hearing.
- A copy of the plan of survey, site plan, floor plans and elevations.
- The revised site, floor and elevation plans, received January 16, 2014.
- The revised site, floor and elevation plans, received September 24 and October 20, 2014.
- The real estate listing for the subject property.
- The aerial photograph of the neighbour and location map.
- The covering letter and table of comparable site statistics for neighbouring properties from Daniel Hartell and Tasha Schumann, owners, received November 14, 2014.
- A copy of the correspondence to Tony Benattar, neighbour, from Daniel Hartell, owner, received November 18, 2014.

**Commenting Agency Reports/Email**

- The e-mail correspondence from the Engineering Technical Coordinator, Development Engineering, Engineering & Construction Services, Toronto and East York District, received October 22, 2014.
- The Staff Reports from:
  - The Director, Community Planning, City Planning, Toronto and East York District, received January 17 and November 13, 2014.
  - The Supervisor, Tree Protection and Plan Review, Urban Forestry, received November 13, 2014.

**Support**

- The correspondence in support/no opposition from:
  - Antonio Aires Jeronimo, 295 Crawford Street, received January 17 and November 18, 2014.
  - George and Antonia Sawision, 294 Crawford Street, received January 17, 2014.

**Opposition**

- The correspondence in opposition from:
  - Daniel Bowman and Allison Grant, 302 Crawford Street, received January 20 and November 17, 2014.
  - Tony Benattar, 286 Crawford Street, received January 21, 2014.
  - Sujata Ganguli and Romas Zabas, 298 Crawford Street, received January 21 and November 17, 2014.
  - David Sandomierski, 300 Crawford Street, received November 18, 2014.

**Filed at the Public Hearing**

- The four photographs of subject and neighbouring dwelling, filed by Daniel Hartrell, owner.
- The eight photographs of the subject and neighbouring dwelling, filed by Romas Zabas, neighbour at 298 Crawford Street.

The following persons appeared before the Committee of Adjustment in connection with the foregoing matter:

- Daniel Hartrell, agent, outlined the application, referring to the material on file.
- Romas Zabas, 298 Crawford Street, appeared in opposition to the application.
- Allison Grant, 302 Crawford Street, appeared in opposition to the application.

### **DECISION**

It was moved by Barbara Leonhardt, seconded by Robert Brown, and carried that the application be **refused**.

### **REASON**

It is the opinion of the Committee of Adjustment, that the request:

- (i) does not maintain the general intent and purpose of the Official Plan;
- (ii) does not maintain the general intent and purpose of the Zoning By-law;
- (iii) does not represent desirable and appropriate development of the land; and
- (iv) is not minor.

Dissented: Donna McCormick