



STAFF REPORT
Committee of Adjustment
Application

Date:	November 12, 2015
To:	Chair and Committee Members of the Committee of Adjustment Toronto and East York District c/o Anita MacLeod, Manager & Deputy Secretary-Treasurer, Toronto and East York District
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 29 Toronto-Danforth
Reference:	File No. A0847/15TEY Address: 7 Chilton Road Application to be heard: November 18, 2015 at 9:30 am

RECOMMENDATION

Planning staff respectfully recommend that should the Committee of Adjustment approve Application Number A0895/15TEY, the following conditions be imposed:

1. The variances requested and approved by the Committee shall be tied to the plans submitted to the Committee of Adjustment dated October 23, 2015;
2. The height of the rear deck shall be no higher than 1.0 metre above grade;
3. The façade materials shall be brick, in accordance with the above noted plans;
4. There shall be no windows on the south facing wall, save and except for the windows in the same location, size and material as shown on the plans;
5. Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters related to City and Privately owned trees, to the satisfaction of the Supervisor, Urban Forestry - Tree Protection & Plan Review. Urban Forestry will issue a clearance letter to Toronto Buildings provided that the above-mentioned criteria are fulfilled.
6. The floor space index of the dwelling excluding the "basement floor" as shown on Drawing A2 of the above noted plans shall be no greater than 0.80 times the area of the lot; and,
7. The lot coverage of the proposed detached dwelling exclusive of any detached accessory structures be no greater than 43.1% of the lot area under By-law 6752 and 41.6% of the lot area under By-law 569-2013.

APPLICATION

The applicant is seeking relief from the provisions of the Zoning By-law to alter the existing one-storey detached dwelling by constructing a complete second storey addition, a rear two-storey addition and new second-storey front and rear decks.

Variations are requested with respect to lot coverage, building height, front and rear exterior main wall heights, density, platform projection, roof eave projection and second storey deck sizes.

COMMENTS

The subject property is located on the east side of Chilton Avenue between Woodville Avenue and O'Connor Drive. The property is designated "Neighbourhoods" in the Official Plan, which requires new development in established residential areas to respect and reinforce the existing physical character of the surrounding neighbourhood, including scale and massing of the buildings. The property is zoned R1C in Zoning By-law 6752 of the former Borough of East York and RD (f6.0; a185; d0.75) in Zoning By-law 569-2013 of the City of Toronto. The purpose of the Zoning By-law is to respect and reinforce a stable built form and to limit the impact of new development on adjacent residential properties.

Planning staff note that this property was previously considered by the Committee of Adjustment as Application A0471/14TEY. Planning staff did not comment on this application. This application was approved by the Committee of Adjustment on July 9, 2014.

The application was appealed by the City of Toronto on July 21, 2014 to the Ontario Municipal Board. A settlement was reached between the City and the applicant. This settlement was presented to the Board on December 9, 2014. The Board issued its order on File Number PL140794 on February 3, 2015 approving the settlement. Planning staff gave evidence at the hearing as part of the settlement.

Two main changes have occurred between plans approved by the Board and what is currently before the Committee.

A portion of a shared garage was proposed to be removed in the original plans. The applicants now wish to retain their portion of shared garage. The proposed lot coverage in the revised proposal includes the both the proposed dwelling and the shared portion of the existing rear garage on the subject property. Planning staff propose conditions that split out the lot coverage associated with the dwelling and the garage.

Planning staff also note that the basement is not as deep as originally proposed.

Under By-law 569-2013, the basement is deemed closer to established grade than what would normally be the first floor. As such, the basement is considered the first floor, and the floors are re-numbered correspondingly. As such, the ground front and rear decks, as previously proposed are considered second floor decks under the Zoning By-law 569-2013. Lastly, the area of the basement as shown on the plans is now counted toward density in both By-laws.

Planning staff note that with the exception of some minor details (e.g. the front stairs amongst others), the massing of the building is substantially the same as what was approved at the Ontario Municipal Board.

As such, Planning staff respectfully recommend that should the Committee of Adjustment approve this application, the same conditions from the Ontario Municipal Board hearing be

imposed. Additionally, two new conditions related to splitting out the lot coverage between the dwelling and the garage are also recommended.

CONTACT

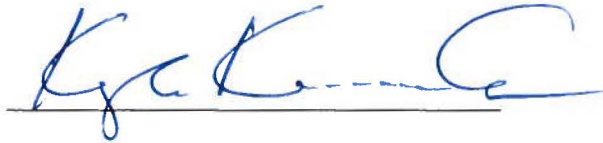
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SIGNATURE



for

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Director, Community Planning, Toronto and East York District

Copy: Councillor Mary Fragedakis, Ward 29 Toronto-Danforth
Leo Mastrandrea, Agent for the Applicant