



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

<b>Date:</b>	August 13, 2015
<b>To:</b>	<b>Chair and Committee 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>Wards:</b>	Ward 29 Toronto-Danforth
<b>Reference:</b>	File No. A0591/15TEY Address: 67 Inwood Avenue Application to be heard: Wednesday, August 19, 2015 at 1:30pm

**RECOMMENDATION**

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Planning staff respectfully recommend that should the Committee of Adjustment approve Application No. A0679/15TEY, that the following condition apply:

1. The rear deck off the ground floor be fitted with opaque privacy screening or fencing that is permanent, located along the north and south side of the deck and a minimum of 1.8 metres in height from the floor of the deck.

**APPLICATION**

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The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two-storey detached dwelling with an integral garage.

Variances are requested with respect to rear first deck location, front stair location, rear stair location, eave projection, coverage, height, side exterior main wall height, first floor above established grade, density, side yard setback, bay window encroachment,

**COMMENTS**

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The subject property is located on the east side of Inwood Avenue between Mortimer Avenue and Sammon Avenue. 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 R2A Residential in Zoning By-law 6752 of the former Borough of East York and RS (f10.5; a325; d0.75) (x312) 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 the height of the first floor deck can potentially have negative impacts on adjacent neighbours in terms of privacy, overlook and noise.


As such, Planning staff respectfully recommend that should the Committee of Adjustment approve this application, the following condition be imposed:

1. The rear deck off the ground floor be fitted with opaque privacy screening or fencing that is permanent, located along the north and south side of the deck and a minimum of 1.8 metres in height from the floor of the deck.

## CONTACT

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## SIGNATURE



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

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