



**STAFF REPORT**  
Committee of Adjustment  
Application

<b>Date:</b>	Tuesday, February 3, 2015
<b>To:</b>	<b>Chair and Committee Members of the Committee of Adjustment North York District</b>
<b>From:</b>	Allen Appleby, Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 (Willowdale)
<b>Reference:</b>	File No. B061/14NY, A857/14NY, A858/14NY Address: 88 HOLLYWOOD AVENUE Application to be heard: Thursday, February 5, 2015 at 10:00 a.m.

**RECOMMENDATION**

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Planning recommends that Applications Nos. B061/14NY, A857/14NY, A858/14NY be refused.

**APPLICATION**

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**THE CONSENT REQUESTED:**

**Retained – Part 1** - Address to be assigned

The frontage is 8.84 metres and the lot area is 354.48 m<sup>2</sup>. The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the zoning By-law, as outlined in Application A857/14NY.

**Conveyed – Part 2** - Address to be assigned

The frontage is 8.84 metres and the lot are is 354.48 m<sup>2</sup>. The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the zoning By-law, as outlined in Application A858/14NY.

Files numbers B061/14NY, A857/14NY, and A858/14NY will be considered jointly.

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

**A857/14NY- 88 HOLLYWOOD AVENUE (PART 1)**

- Chapter 10.5.40.10(5), Zoning By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the first floor area must be within 4m of the front wall.

There is 6.0m<sup>2</sup> proposed within 4m of the front wall.

2. **Chapter 10.5.50.10(1), Zoning By-law No. 569-2013**  
A minimum of 75% of the required front yard landscaping must be soft landscaping.  
The proposed front yard soft landscaping area is 69.5%.
3. **Chapter 10.20.30. 10.(1), Zoning By-law No. 569-2013**  
The required minimum lot area is 550m<sup>2</sup>.  
The proposed lot area is 354.48m<sup>2</sup>.
4. **Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
The required minimum lot frontage is 15m.  
The proposed lot frontage is 8.84m.
5. **Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**  
The permitted maximum lot coverage is 30.0% percent of the lot area: 106.34m<sup>2</sup>.  
The proposed lot coverage is 32.5% of the lot area: 115.24m<sup>2</sup>.
6. **Chapter 10.20.40.10(2), Zoning By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m for 100% of the width of the wall.  
The proposed height of the East side exterior main wall is 7.48m for 88.7% of the width of the wall.
7. **Chapter 10.20.40.10(6), Zoning By-law No. 569-2013**  
The permitted maximum height of the first floor above established grade is 1.2m.  
The proposed height of the first floor above established grade is 1.56m.
8. **Chapter 10.20.40.70(3), 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**  
The required minimum side yard setbacks are 1.8m each side.  
The proposed West side yard setback is 0.9m.
9. **Chapter 10.20.40.70(3), 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**  
The required minimum side yard setbacks are 1.8m each side.  
The proposed East side yard setback is 0.9m.
10. **Section 13.2.1, Zoning By-law No. 7625**  
The minimum required lot frontage is 15m.  
The proposed lot frontage is 8.84m.
11. **Section 13.2.2, Zoning By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 354.48m<sup>2</sup>.
12. **Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required side yard setbacks are 1.5m each side.  
The proposed West side yard setback is 0.9m.
13. **Section 13.2.3(b), Zoning By-law No. 7625**

The minimum required side yard setbacks are 1.5m each side.  
The proposed East side yard setback is 0.9m.

14. **Section 13.2.4, Zoning By-law No. 7625**  
The maximum permitted lot coverage is 30.0% of the lot area.  
The proposed lot coverage is 32.5% of the lot area.
15. **Section 13.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.41m.
16. **Section 6(30)a, Zoning By-law No. 7625**  
The maximum finished first floor height is 1.5m.  
The proposed finished first floor height is 2.15m.
17. **Section 6(8), Zoning By-law No. 7625**  
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed: 15m.  
The proposed lot width is 8.84m.
18. **Section 7.4A, Zoning By-law No. 7625**  
The minimum required front yard soft landscaping is 75%.  
The proposed front yard soft landscaping is 69.5%.

**A858/14NY- 88 HOLLYWOOD AVENUE (PART 2)**

1. **Chapter 10.5.40.10(5), Zoning By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the first floor area must be within 4m of the front wall.  
There is 6.0m<sup>2</sup> proposed within 4m of the front wall.
2. **Chapter 10.20.30. 10.(1), Zoning By-law No. 569-2013**  
The required minimum lot area is 550m<sup>2</sup>.  
The proposed lot area is 354.48m<sup>2</sup>.
3. **Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**  
The required minimum lot frontage is 15m.  
The proposed lot frontage is 8.84m.
4. **Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**  
The permitted maximum lot coverage is 30.0% percent of the lot area: 106.34m<sup>2</sup>.  
The proposed lot coverage is 32.5% of the lot area: 115.24m<sup>2</sup>.
5. **Chapter 10.20.40.10(2), Zoning By-law No. 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m for 100% of the width of the wall.  
The proposed height of the West side exterior main wall is 7.48m for 88.7% of the width of the wall.
6. **Chapter 10.5.50.10(1), Zoning By-law No. 569-2013**  
A minimum of 75% of the required front yard landscaping must be soft landscaping.  
The proposed front yard soft landscaping area is 69.5%.

7. **Chapter 10.20.40.10(6), Zoning By-law No. 569-2013**  
The permitted maximum height of the first floor above established grade is 1.2m.  
The proposed height of the first floor above established grade is 1.55m.
8. **Chapter 10.20.40.70(3), 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**  
The required minimum side yard setbacks are 1.8m each side.  
The proposed West side yard setback is 0.9m.
9. **Chapter 10.20.40.70(3), 900.3.10(5) - Exceptions for RD Zone, Zoning By-law No. 569-2013**  
The required minimum side yard setbacks are 1.8m each side.  
The proposed East side yard setback is 0.9m.
10. **Section 13.2.1, Zoning By-law No. 7625**  
The minimum required lot frontage is 15m.  
The proposed lot frontage is 8.84m.
11. **Section 13.2.2, Zoning By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 354.48m<sup>2</sup>.
12. **Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required side yard setbacks are 1.5m each side.  
The proposed West side yard setback is 0.9m.
13. **Section 13.2.3(b), Zoning By-law No. 7625**  
The minimum required side yard setbacks are 1.5m each side.  
The proposed East side yard setback is 0.9m.
14. **Section 13.2.4, Zoning By-law No. 7625**  
The maximum permitted lot coverage is 30.0% of the lot area.  
The proposed lot coverage is 32.5% of the lot area.
15. **Section 13.2.6, Zoning By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.42m.
16. **Section 6(30)a, Zoning By-law No. 7625**  
The maximum finished first floor height is 1.5m.  
The proposed finished first floor height is 2.15m.
17. **Section 6(8), Zoning By-law No. 7625**  
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed: 15m.  
The proposed lot width is 8.84m.
18. **Section 7.4A, Zoning By-law No. 7625**  
The minimum required front yard soft landscaping is 75%.  
The proposed front yard soft landscaping is 69.5%.

## COMMENTS

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The subject property is located east of Yonge Street and north of Sheppard Avenue East. The applicant proposes to sever the subject property, creating two lots each having a frontage of 8.84 metres and area of 354.48 m<sup>2</sup>. The applicant further proposes to construct a two-storey detached dwelling on each of the proposed lots.

The property is designated *Neighbourhoods* in the Toronto Official Plan. *Neighbourhoods* are considered to be stable areas. However, the Official Plan recognizes that *Neighbourhoods* are not static, meaning there will be change in these areas. Physical changes are expected to occur within these areas, in the form of enhancements, additions, and infill housing. Development within *Neighbourhoods* will respect and reinforce the existing physical character of buildings, lot sizes, streetscapes and open space patterns in these areas.

Policy 4.1.5 of the Official Plan outlines development criteria for established *Neighbourhoods*. Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the area with regard to:

b) Size and configuration of lots

The Plan affirms that no changes will be made with respect to rezoning, minor variance, consent or other public action that are not in keeping with the physical character of the neighbourhood.

The subject property is zoned R4 in the former City of North York By-law No. 7625, as amended, and City of Toronto Zoning By-law RD (f15.0; a550)(x5). Under these zoning designations, a minimum lot frontage and width of 15 metres and a lot area of 550 square metres is required. The objective of the Zoning By-law is to establish specific standards as to how land is developed. Requirements for lot frontage and area are devised to achieve a more consistent lot pattern and built form streetscapes.

Staff conducted analyses of the frontages, depths and areas found in the neighbourhood bound by Hillcrest Avenue to the north, Willowdale Avenue to the east, Alfred Avenue to the south and Doris Avenue to the west. A total of 202 lots were examined in the study. The findings are attached to this report.

The properties within this study area are zoned R4 and R6, and the majority of lot frontages are 15.2 metres (50 feet) and greater. Of the 202 lots studied, 109 properties have frontages of 15.2 metres and greater, and 63 have frontages between 12.2 metres and 15.2 metres, which are greater than the lot frontages proposed. A total of 27 lots fall within the range of 9.1 metres and 12.2 metres frontage. Furthermore, there are 3 lots between 7.62 metres and 9.1 metres, similar to the lots proposed.

After examining the findings of the lot study, Planning staff are of the opinion that the subject property in its current form maintains and reinforces the stability of the neighbourhood. A severance of the subject property does not respect the physical character of lots in the neighbourhood and does not meet the zoning By-law regulations for the R4 zone. As such, Planning staff recommend that the following applications be refused.

Respectfully submitted,

## **CONTACT**

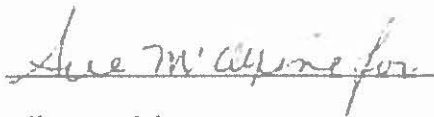
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## **SIGNATURE**



Allen Appleby

Director, Community Planning, North York District

**B061/14NY, A857/14NY, A858/14NY – 88 HOLLYWOOD AVENUE**