



STAFF REPORT
Committee of Adjustment
Application

Date:	Tuesday, February 3, 2015
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Allen Appleby, Director, Community Planning, North York District
Wards:	Ward 23 (Willowdale)
Reference:	File No. B067/14NY, B068/14NY, A908/14NY, A909/14NY, A910/14NY Address: 241 and 243 Willowdale Avenue Application to be heard: Thursday, February 5, 2015 at 10:00 a.m.

RECOMMENDATION

Should the Committee approve this Application for Consent, staff recommend that the approval be subject to the following conditions:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.
2. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4 and in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.
3. Copies of a deposited Reference Plan of Survey, integrated with the Ontario Co-ordinate System, and clearly delineating the parcels of land approved by the Committee of Adjustment. A listing of the PARTS and their respective areas is required.
4. A copy of a letter from the Executive Director of Technical Services advising that the applicant has obtained the necessary adjustment to the municipal addressing of the land. Contact Survey and Mapping Services, Technical Services at (416) 392-7755. The application for municipal addressing must be accompanied by a copy of the deposited Reference Plan of Survey, integrated with the Ontario Co-ordinate System, and specify the PART numbers that will comprise each of the new parcels.
5. This Decision shall become null and void within 12 months unless the Certificate of the Committee of Adjustment is affixed to the relevant documents.
6. Applications for Minor Variance should be tied to the approval of the application for Consent.

Should the Committee approve the Applications for Minor Variance, staff recommend that the approval be subject to the following condition:

A908/14NY- 241 WILLOWDALE AVENUE (PARTS 1 AND 8)

1. The subject property to be developed in accordance with the west elevation drawing, date stamp received by the City of Toronto Planning Division, February 4, 2015.

APPLICATION

THE CONSENT REQUESTED:

B067/14NY – 241 Willowdale Avenue

To obtain consent to sever the property into four parts for the purpose of lot additions.

Conveyed - Part 1

Address to be assigned

The frontage is 13.41m and the lot area is 201m². Part 1 will be added to Part 8 severed from B068/14NY to create a new building lot fronting Princess Ave. (House A) with a frontage of 14.99m and a lot area of 407m². 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 A908/14NY.

Conveyed - Part 2

Address to be assigned

The frontage is 13.41m and the lot area is 198m². Part 2 will be added to Part 7 severed from B068/14NY to create a new building lot fronting Princess Ave. (House B) with a frontage of 14.75m and a lot area of 400m². 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 A909/14NY.

Conveyed - Parts 3

Address to be assigned

The frontage is 13.41m and the lot area is 173m². Parts 3 and 4 will be added to Part 5 and 6 severed from B068/14NY to create a new building lot fronting Princess Ave. (House C) with a frontage of 14.76m and a lot area of 400m². 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 A910/14NY.

Conveyed - Part 4

Address to be assigned

The frontage is 13.41m and the lot area is 25m². Parts 3 and 4 will be added to Part 5 and 6 severed from B068/14NY to create a new building lot fronting Princess Ave. (House C) with a frontage of 14.76m and a lot area of 400m². 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 A910/14NY.

Part 4 is subject to an existing easement in favour of Bell Canada.

B068/14NY – 243 Willowdale Avenue

To obtain consent to sever the property into three parts for the purpose of lot additions.

Conveyed - Part 5

Address to be assigned

The frontage is 13.72m and the lot area is 25m². Parts 5 and 6 will be added to Parts 3 and 4 (severed from B067/14NY - 241 Willowdale Ave.) to create a new building lot fronting Princess Ave. (House C) with a frontage of 14.76m and a lot area of 400m². 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 A910/14NY.

Part 5 is subject to an existing easement in favour of Bell Canada.

Conveyed - Part 6

Address to be assigned

The frontage is 13.72m and the lot area is 177m². Parts 6 and 5 will be added to Parts 3 and 4 (severed from B067/14NY - 241 Willowdale Ave.) to create a new building lot fronting Princess Ave. (House C) with a frontage of 14.76m and a lot area of 400m². 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 A910/14NY.

Conveyed - Part 7

Address to be assigned

The frontage is 14.75m and the lot area is 202m². Part 7 will be added to Part 2 (severed from B067/14NY - 241 Willowdale Ave.) to create a new building lot fronting Princess Ave. (House B) with a frontage of 14.75m and a lot area of 400m². 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 A909/14NY.

Conveyed - Part 8

Address to be assigned

The frontage is 14.99m and the lot area is 206m². Part 8 will be added to Part 1 (severed from B067/14NY - 241 Willowdale Ave.) to create a new building lot fronting Princess Ave. (House A) with a frontage of 14.99m and a lot area of 400m². 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 A908/14NY.

Files B067/14NY, B068/14NY/14NY, A908/14NY, A909/14NY, A910/14NY will be considered jointly.

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

A908/14NY- 241 WILLOWDALE AVENUE (PARTS 1 AND 8)

1. **Chapter 10.5.40.10. (5), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area: 122.00m².
The proposed lot coverage is 32.44% percent of the lot area: 131.92m².
2. **Chapter 10.20.40.70. (1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 7.26m.

The proposed front yard setback is 6.50m.

3. **Chapter 10.20.40.70.(6) , Zoning By-law No. 569-2013**
The required minimum side yard setback is 3.0m for a corner lot where there is an adjacent lot fronting on the street abutting the side lot line.
The proposed west side yard setback is 1.76m.
4. **Chapter 10.5.80.40. (3), Zoning By-law No. 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking space is from the front.
5. **Section 13.2.3c, Zoning By-law 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 8.06m.
6. **Section 13.2.4, Zoning By-law 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32.44% of the lot area.

A909/14NY – 243 WILLOWDALE AVENUE (PARTS 2 AND 7)

1. **Chapter 10.5.40.10. (5), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area: 120.05m².
The proposed lot coverage is 32.77% percent of the lot area: 131.16m².
2. **Chapter 10.20.40.70. (1) , Zoning By-law No. 569-2013**
The required minimum front yard setback is 7.26m.
The proposed front yard setback is 6.50m.
3. **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 7.5m for 82.40% of the width of the wall and 7.99m for 17.6%.
4. **Section 13.2.3c, Zoning By-law 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 8.06m.
5. **Section 13.2.4, Zoning By-law 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32.77% of the lot area.

A910/14NY – 241 WILLOWDALE AVENUE (PARTS 3, 4, 5, 6)

1. **Chapter 10.5.40.10. (5), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area: 120.13m².
The proposed lot coverage is 32.97% percent of the lot area: 132.03m².

2. **Chapter 10.20.40.70. (1) , Zoning By-law No. 569-2013**
The required minimum front yard setback is 7.26m.
The proposed front yard setback is 6.50m.
3. **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 7.5m for 82.40% of the width of the wall and 7.99m for 17.6%.
4. **Section 13.2.3c, Zoning By-law 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 8.06m.
5. **Section 13.2.4, Zoning By-law 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32.97% of the lot area.
6. **Section 14-A(5)c, Zoning By-law 7625**
The minimum required west side yard setback is 1.2m.
The proposed west side yard setback is 0.91 m.

COMMENTS

The subject property is located east of Yonge Street and north of Sheppard Avenue East. The applicant proposes to sever the subject properties, 241 and 243 Willowdale Avenue, into eight parts which would have the effect of creating three residential lots with frontage on Princess Avenue. The frontages of the three proposed lots would be 14.76 metres, 14.75 metres, and 14.99 metres, and lot areas of 400 m², 400 m² and 407 m². 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 R6 in the former City of North York By-Law No. 7625, as amended, and RD (f12.0; a370) in the City of Toronto By-law No. 569-2013. Under these zoning designations, a minimum lot frontage and width of 12 metres and a lot area of 370 square metres

is required. The objective of the Zoning By-Law is to establish specific standards as to how land is developed. Requirements for frontage and lot area are intended to ensure adequate densities within *Neighbourhoods* and to achieve consistent lot patterns and built form streetscapes.

Planning staff have reviewed the submitted plans and note that the proposed lots comply with the lot frontage and area requirements for the R6 and RD (f12.0; a370) zoning designations. The proposed lots are not substandard relative to the applicable Zoning By-law requirements, and would not be out of keeping with the prevailing size and configuration of lots in the area.

A908/14NY - 241 WILLOWDALE AVENUE (PARTS 1 AND 8)

241 Willowdale Avenue, shown as Parts 1 and 8 of the Plan (Application No. A908/14NY), is the dwelling proposed for the corner lot being created in this application. In discussions with staff, the applicant has revised the façade on the west side of the dwelling to include a front entrance on Willowdale Avenue, which would be in keeping with the character of the existing streetscape.

In reviewing the associated minor variance applications, the proposed dwellings represent an acceptable form of infill development in this area. Planning staff have no concerns with the Applications No. B067/14NY, B068/14NY/14NY, A908/14NY, A909/14NY, A910/14NY and recommend that approval be subject to the above-noted conditions.

Respectfully submitted,

CONTACT

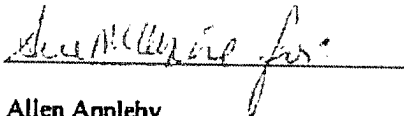
Carla Tsang, Assistant Planner

Tel: 416-395-7137

Fax: 416-395-7155

E-mail: ctsang@toronto.ca

SIGNATURE



Allen Appleby

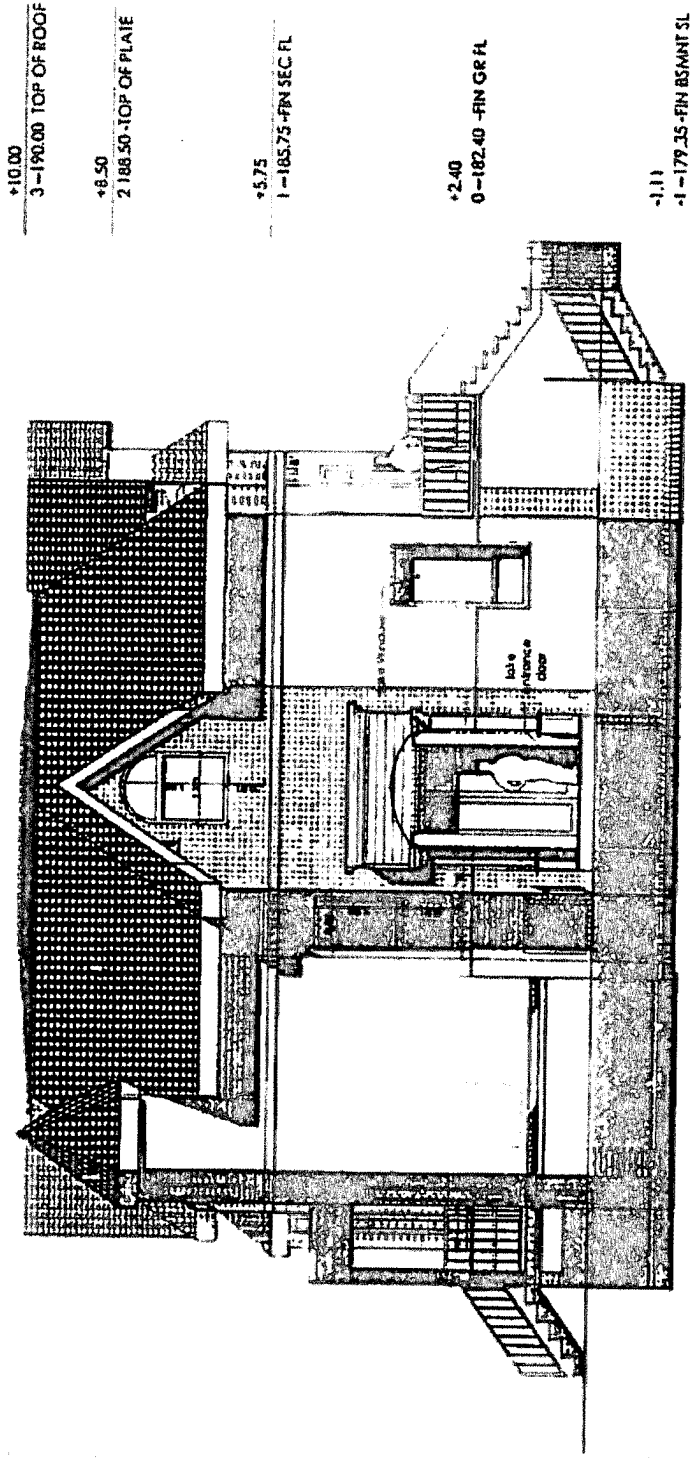
Director, Community Planning, North York District

**B067/14NY, B068/14NY/14NY, A908/14NY, A909/14NY, A910/14NY – 241 and 243
WILLOWDALE AVENUE**

RECEIVED

FEB 04 2015

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE



<small>THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT.</small>		DATE: _____ APPROVED BY: _____ FOR CLIENT PRINT ONLY	DESIGNED FOR: _____ FOR CLIENT PRINT ONLY	DRAWING TITLE: E-50 ELEVATION PROJECT TITLE/ADDRESS: 241-245 WILLOWDALE AVE	DRAWN BY: R.K. CHECK BY: S.T.	SCALE: 1/75 LAST MODIFIED: -/11 PLOTTED: 4/2018	"ALJAN ARCHITECTS INC." 2323 YONGE ST UNIT 503 TORONTO, ON M4P 2C3 T: 416-575-4448		A.10
---	--	--	--	--	--	---	---	--	-------------