



STAFF REPORT
Committee of Adjustment
Application

Date:	August 12, 2015
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Joe Nanos, Director, Community Planning, North York District
Ward:	Ward 15 (Eglinton-Lawrence)
Reference:	File No: B0021/15NY, A0526/15NY, A0527/15NY Address: 943 CASTLEFIELD AVENUE Application to be heard: Thursday, August 20, 2015

RECOMMENDATION

1. Should the Committee choose to approve this application for consent, staff recommend it be made subject to the following conditions:
 - a. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.
 - b. 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.
 - c. 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.
 - d. A copy of a letter from the Executive Director of Engineering and Construction Services advising that the applicant has obtained the necessary adjustment to the municipal addressing of the land. Contact Survey and Mapping Services, Engineering and Construction 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.

- e. This Decision shall become null and void within 12 months unless the Certificate of the Committee of Adjustment is affixed to the relevant documents.

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

A526/15NY – 943 CASTLEFIELD AVENUE (PART 2)

2. Permeable materials are to be used for the proposed driveway.
3. The proposal be developed substantially in accordance with the side elevations submitted to the Committee of Adjustment.

A527/15NY – 943 CASTLEFIELD AVENUE (PART 1)

4. Permeable materials are to be used for the proposed driveway.
5. The proposal be developed substantially in accordance with the side elevations submitted to the Committee of Adjustment.

APPLICATION

CONSENT APPLICATION

To obtain consent to sever the property into two undersized residential lots.

Retained - Part 1

Address to be assigned

The lot frontage is 11.28m for both halves of the proposed semi-detached dwelling and 5.64m for each new lot. Each lot will have a lot area of 206.2m². The property will be redeveloped as one-half of a new two-storey semi-detached dwelling requiring variances to the Zoning By-law, as outlined in Application A0527/15NY.

Conveyed - Part 2

Address to be assigned

The lot frontage is 11.28m for both halves of the proposed semi-detached dwelling and 5.64m for each new lot. Each lot will have a lot area of 206.2m². The property will be redeveloped as one-half of a new two-storey semi-detached dwelling requiring variances to the Zoning By-law, as outlined in Application A0526/15NY.

MINOR VARIANCE APPLICATIONS

Application No. A0526/15NY (Part 2)

To construct one half of a new two-storey semi-detached dwelling, with an integral one car garage. The existing dwelling would be demolished.

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

1. **Chapter 10.80.30.20.(1)(B)(ii), By-law No. 569-2013**
The minimum required lot frontage for a semi-detached house is 12.0m.
The proposed lot frontage for the semi-detached house is 11.28m.
2. **Chapter 10.80.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 18.29m.
3. **Chapter 10.80.40.70.(3)(A), By-law No. 569-2013**
The minimum required side yard setback is 1.5m.
The proposed east side yard setback is 0.61m.
4. **Chapter 10.80.40.40.(1)(A), By-law No. 569-2013**
The maximum permitted floor space index (F.S.I.) is 0.8 times the area of the lot.
The proposed floor space index (F.S.I.) is 1.22 times the area of the lot.
5. **Chapter 10.20.40.10.(2)(B)(i), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 9.64m.
6. **Section 3.(a), By-law No. 1-83**
The maximum permitted floor space index (F.S.I.) is 0.8 times the area of the lot.
The proposed floor space index (F.S.I.) is 1.22 times the area of the lot.
7. **Section 3.(a), By-law No. 1-83**
The minimum required side yard setback is 1.2m.
The proposed east side yard setback is 0.61m.
8. **Section 3.(d), By-law No. 1-83**
A minimum of 35% of the area of the front yard shall be green landscape open space.
The proposed front yard green landscape open space area is 28.8%.

- 9. Section 8.3, By-law No. 1-83**
The minimum required lot frontage is 6.0m.
The proposed lot frontage is 5.64m.

Application No. A0527/14NY (Part 1)

To construct one half of a new two-storey semi-detached dwelling, with an integral one car garage. The existing dwelling would be demolished. File Numbers B0021/15NY, A0526/15NY and A0527/15NY will be considered jointly.

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

- 1. Chapter 10.80.30.20.(1)(B)(ii), By-law No. 569-2013**
The minimum required lot frontage for a semi-detached house is 12.0m.
The proposed lot frontage for the semi-detached house is 11.28m.
- 2. Chapter 10.80.40.40.(1)(A), By-law No. 569-2013**
The maximum permitted floor space index (F.S.I.) is 0.8 times the area of the lot.
The proposed floor space index (F.S.I.) is 1.22 times the area of the lot.
- 3. Chapter 10.80.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 18.29m.
- 4. Chapter 10.80.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.5m.
The proposed west side yard setback is 0.61m.
- 5. Chapter 10.20.40.10.(2)(B)(i), By-law No. 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 9.64m.
- 6. Section 3.(a), By-law No. 1-83**
The maximum permitted floor space index (F.S.I.) is 0.8 times the area of the lot.
The proposed floor space index (F.S.I.) is 1.22 times the area of the lot.
- 7. Section 3.(a), By-law No. 1-83**
The minimum required side yard setback is 1.2m.
The proposed west side yard setback is 0.61m.
- 8. Section 3.(d), By-law No. 1-83**
A minimum of 35% of the area of the front yard shall be green landscape open space.
The proposed front yard green landscape open space area is 28.8%.

9. **Section 8.3, By-law No. 1-83**
The minimum required lot frontage is 6.0m.
The proposed lot frontage is 5.64m.

COMMENTS

The subject properties are located on the south side of Castlefield Avenue, east of Dufferin Street. The subject properties are zoned R2 under York Zoning By-law No. 1-83 and *RM (f12.0; u2; d0.6) (x252)* under City of Toronto Zoning By-law No. 569-2013. The property is designated *Neighbourhoods* in the Toronto Official Plan. The applicant proposes to sever one lot into two lots. The applicant proposes the construction of two new two-storey semi-detached dwellings on each of the newly created lots.

A review of lotting patterns around Castlefield Avenue was completed. The proposed lots have a pattern that is consistent with the pattern of lots seen in the surrounding neighbourhood. The Zoning By-law requires this zone to have a lot frontage of 6.0 metres. The proposed lots have a frontage of 5.64m.

Front yard landscaping is devised, in part, to maintain a consistent pattern of landscaping visible from the street as well as proper stormwater management on site. The zoning by-law also includes a provision to restrict driveways and hard surfaces in front yards, in order to maintain a minimum front yard landscaping of 35% of the front yard area. The proposal includes a new driveway leading to the garages that reduces the front yard landscaping to 28.8%. Staff are concerned with the hard surface created by the new proposed driveway.

With respect to minor variances for side exterior main wall height, the by-law permits a main wall height of 7.50m for a minimum of 100% of the width of the wall, whereas the applicant is proposing that the side main wall height be 9.64m. The increased exterior side wall height is due in part to the design of the roof line of the second storey. The design of the roof line includes windows for a portion of the length of the building adding extra height. In order to ensure that the main wall height is not for the whole length of the dwelling, and only for that portion with the windows, staff recommend that any approval be tied to the side elevations submitted to the Committee of Adjustment.

Should the Committee choose to approve these applications for consent and minor variance, staff recommend that the approval be subject to the conditions as set out under *Recommendations*.

CONTACT

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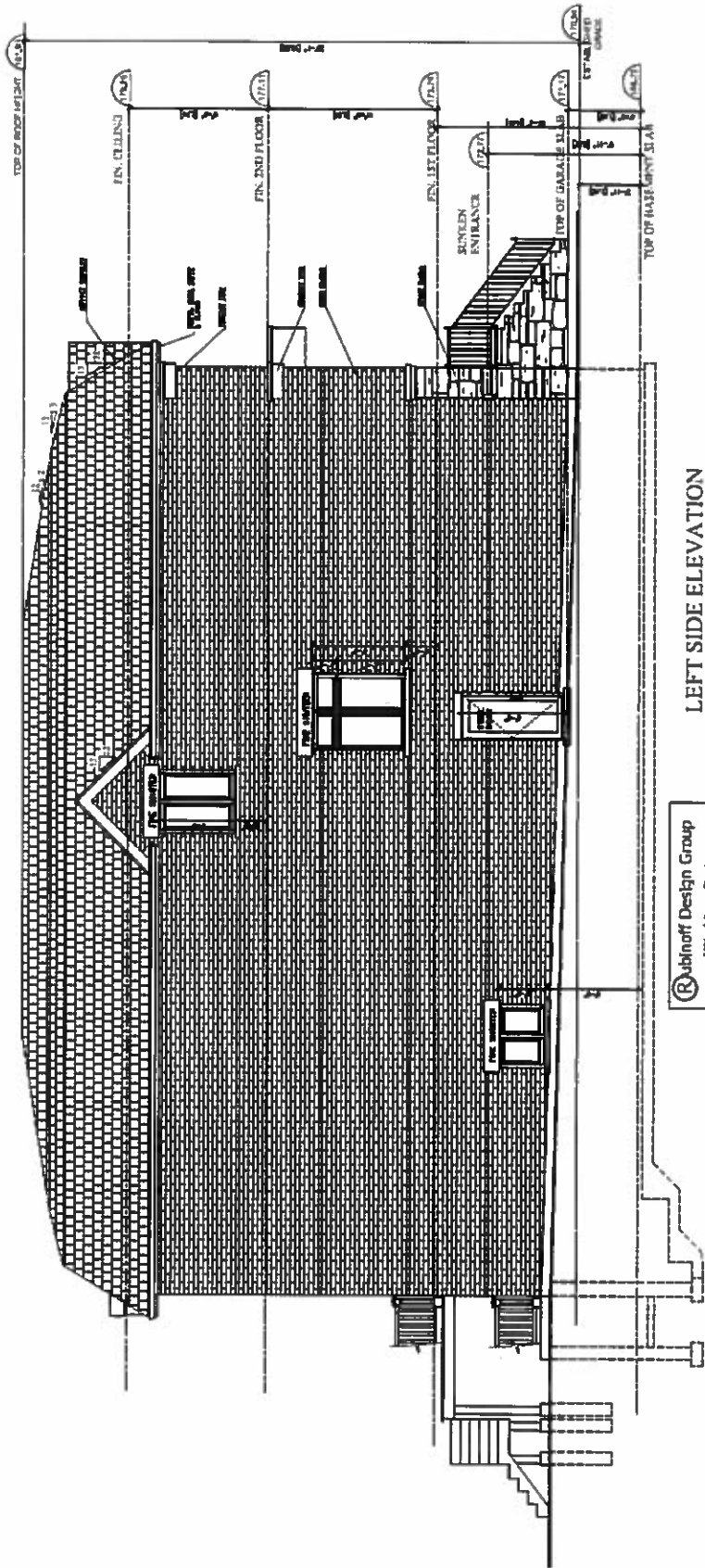
SIGNATURE

for / 

Joe Nanos

Director, Community Planning, North York District

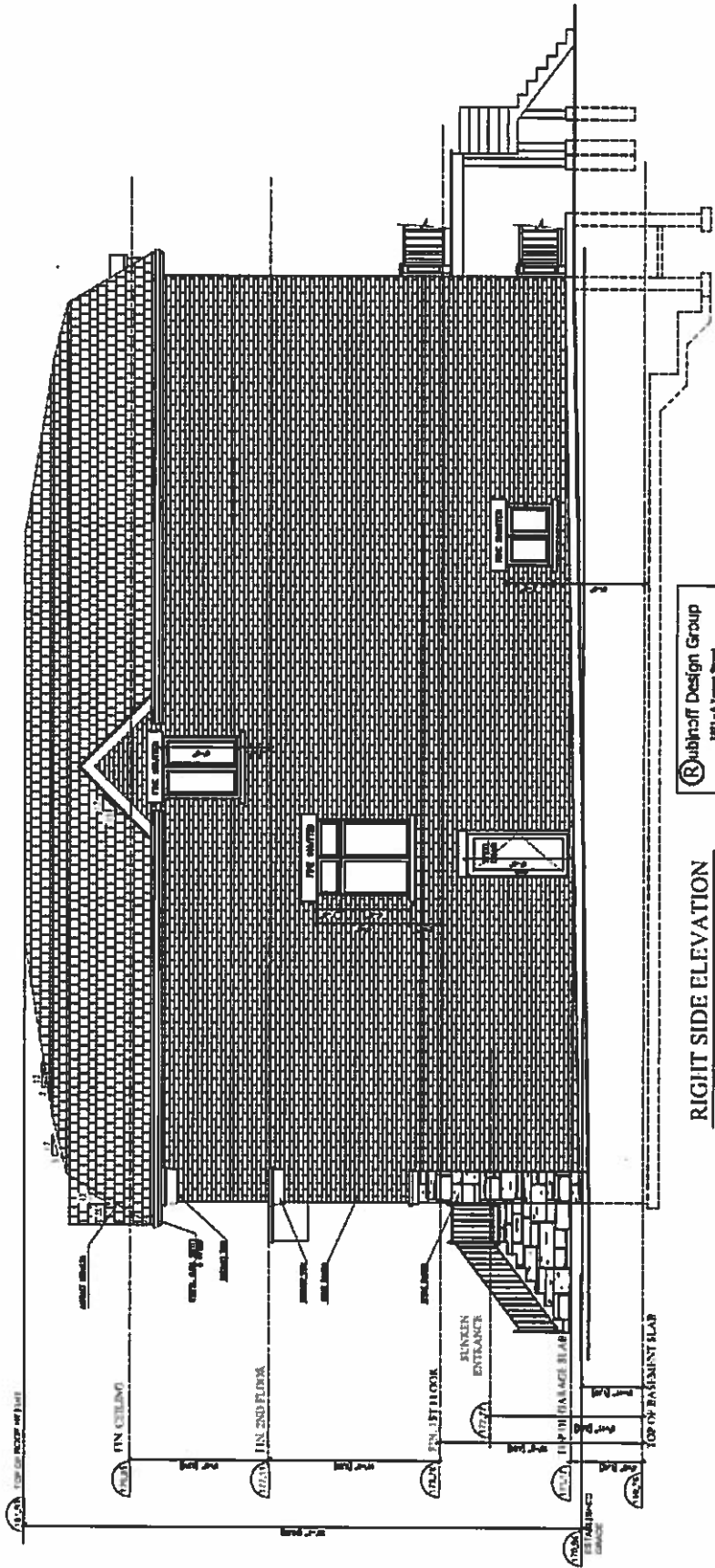
B0021/14NY, A0526/15NY, A0527/15NY



LEFT SIDE ELEVATION

8514 CASTLEFIELD AVE*

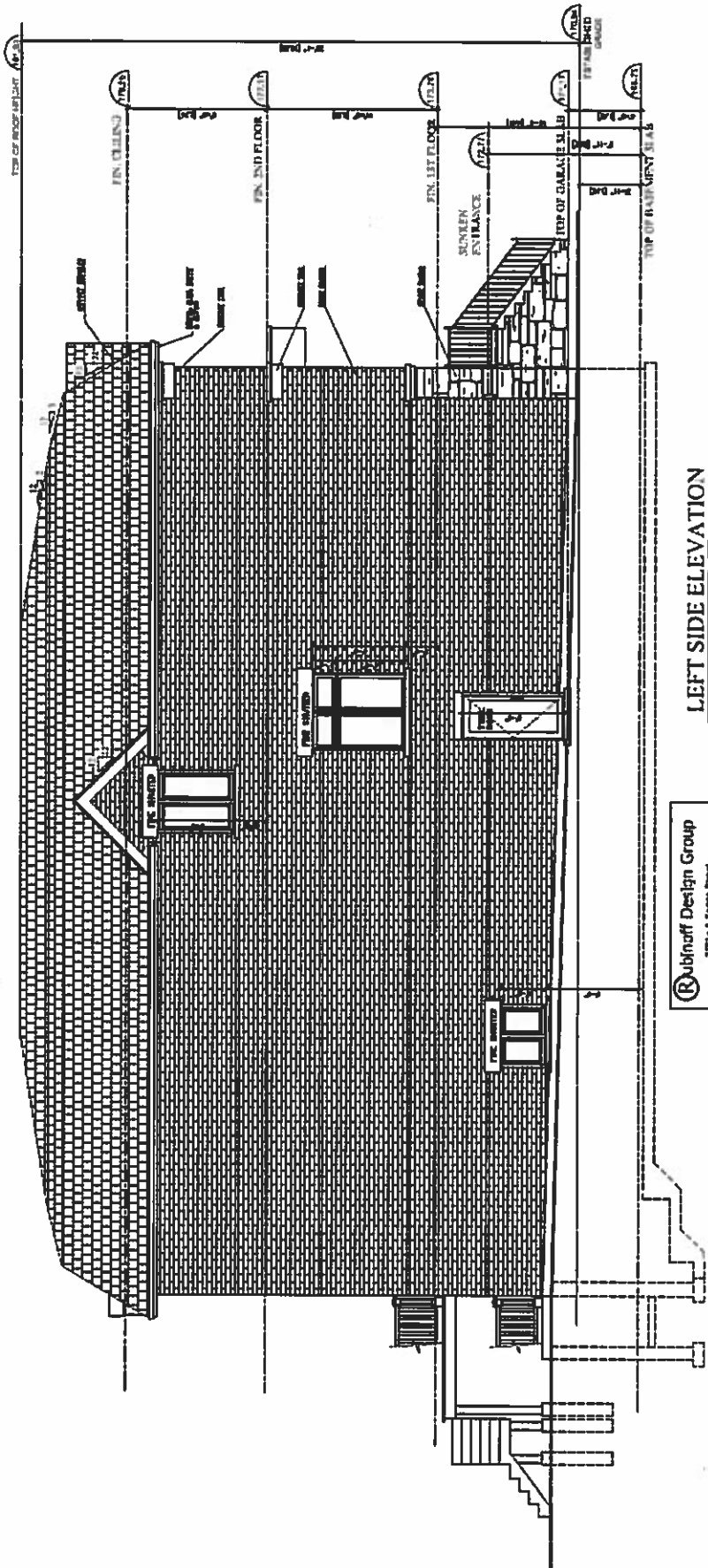
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RIGHT SIDE ELEVATION

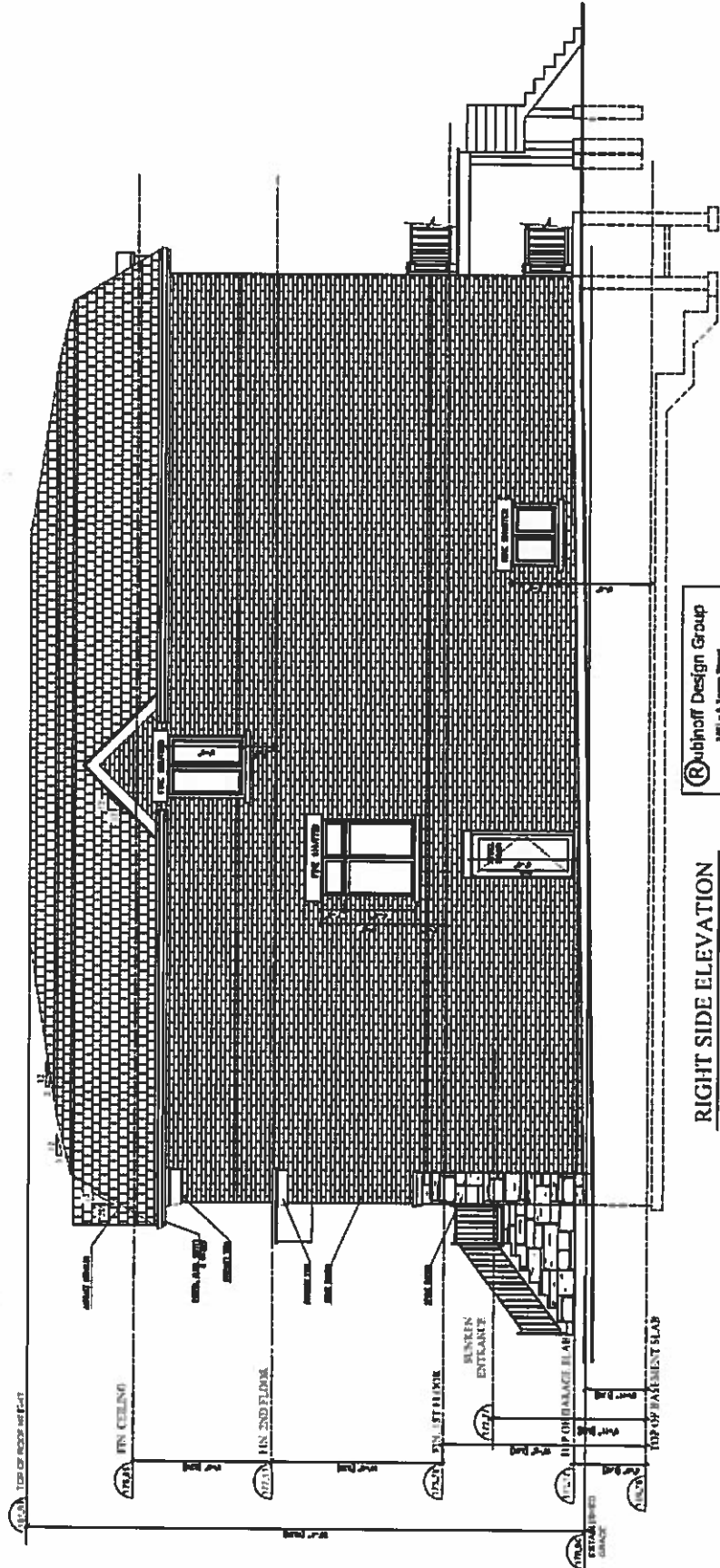
1185 CASTLEWOOD AVE.



LEFT SIDE ELEVATION

4435 CASTLEFIELD AVE


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RIGHT SIDE ELEVATION

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