



STAFF REPORT
Committee of Adjustment
Application

Date:	January 22, 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. B0082/14TEY, A1096/14TEY, A1097/14TEY Address: 254 Monarch Park Avenue Application to be heard: January 28, 2015 at 3:30 pm

RECOMMENDATION

Planning staff respectfully recommend that should the Committee of Adjustment approve the height and exterior main wall facing a side lot line variances of Application No. A1096/14TEY and A1097/14TEY, the following conditions be imposed:

1. The proposed single family dwelling be built substantially in accordance with the elevation drawings date stamped received by the Committee of Adjustment on January 5, 2015 showing the elevation at the front of the house being not higher than 9.00 metres and the rear of the house not higher than 9.19 metres.

APPLICATION

The applicant is seeking relief from the provisions of the Zoning By-law to construct two dwellings on lots created through consent application B0082/14TEY.

For Application No. A1096/14TEY and A1097/14TEY, variances are requested with respect to lot coverage, height, first floor location, density, side yard setbacks, number of platforms at or above the second storey of the house, and front stair landing location.

COMMENTS

The subject property is located on the west side of Monarch Park Avenue. The property is designated "Neighbourhoods" in the Official Plan, which requires new development in the 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 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 had been pre-circulated on this application and have had concerns with the height, lot coverage, density and rear yard setbacks. The application originally proposed dwellings with heights of 9.75 metres, lot coverage of 50.8% times the area of the lot, and rear yard setback encroachments. Planning staff have been in contact with the applicant about these concerns and the plans before the Committee are a response to these concerns.

With regard to the dwelling height, Planning staff note that the applicant has reduced the heights of the two dwellings to 9.48 metres and the height does not run the full length of the dwelling. Should the Committee of Adjustment approve the building height related variances, the dwelling heights substantially in accordance with the elevation drawings date stamped received by the Committee of Adjustment on January 5, 2015. These drawings show the building height at the front wall of the house at 9.00 metres and the rear wall of the house at 9.19 metres.

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
Omid Feiz Arbabi, Agent for the Applicant