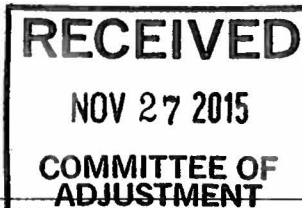




STAFF REPORT
Committee of Adjustment
Application

Date:	November 26, 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
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19, Trinity-Spadina
Reference:	File No. A0985/15TEY Address: 161 Palmerston Avenue Applicant: Evan Saskin Agent: Evan Saskin Application to be heard: December 3, 2015



RECOMMENDATION

City Planning staff respectfully recommend that the Committee of Adjustment defer Application A0985/15TEY to allow for consultation with Planning Staff. Should the Committee choose to not defer, Planning Staff recommend the Committee refuse Application A0985/15TEY.

APPLICATION

The application proposes to construct a new three-story semi-detached triplex building containing three dwelling units.

COMMENT

The subject site is located on the east side of Palmerston Avenue, north of Dundas Street West, and west of Bathurst Street. The site is designated *Neighbourhoods* in the City of Toronto Official Plan, which are considered physically stable areas made up of residential uses in lower scale buildings. Section 4.1 of the City of Toronto Official Plan discusses criteria for development in *Neighbourhoods*. The following Official Plan *Neighbourhoods* Policies are of relevance to this application:

- Policy 4.1.5(c) states that development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood regarding heights, massing, scale, and dwelling type of nearby residential properties.

- Policy 4.1.5(g) states that development in established neighbourhoods will respect and reinforce the continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood.

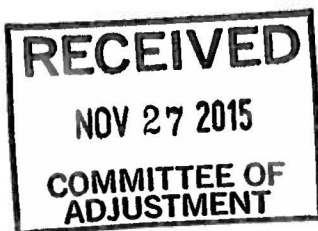
City Planning Staff have reviewed the application, and have concerns regarding the proposed height of the front and rear exterior main walls, the proposed depth, and the proposed density resulting in an overdevelopment of the site that is out of context and scale with the surrounding neighbourhood. The neighbourhood is characterized by two-storey semi-detached and detached dwellings with flat roofs, and 2.5-storey semi-detached and detached dwellings with pitched roofs, sharing similar depths. The articulation of the roofs, and consistent depths of the houses, establishes a built form pattern along Palmerston Avenue that is less imposing than what is being requested in this application. The proposed depth, the proposed floor space index/gross floor area, and the lack of articulation of the third storey are out of character for the neighbourhood. The combined variances to height of the front and rear exterior main walls, depth, and density, sought in this application, threaten to disrupt the prevailing pattern established along Palmerston Avenue, and are out of scale and character.

Section 2.2 of the City of Toronto Official Plan discusses structuring growth in the city through the integration of land use and transportation. The following Official Plan *Transportation* Policy is of relevance to this application:

2.2.3(c) Acquiring, over time, lands to ensure that public lanes serving residential lands or parks and open space will be at least 5 metres wide.

The variances requested do not meet the intent of the Official Plan regarding the prevailing patterns of scale, massing and built form character within *Neighbourhoods* areas, nor the minimum lane width specified in the Official Plan. It will prevent future lane widening possibilities necessary to support the growth management objectives of the Official Plan

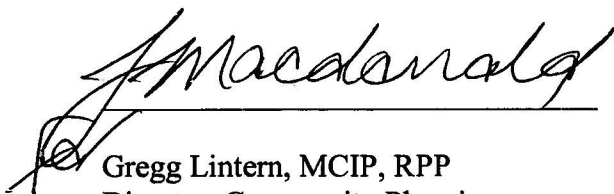
For these reasons, City Planning Staff respectfully recommend that the Committee of Adjustment defer Application A0985/15TEY to allow the applicant sufficient time to address Planning concerns. Should the Committee of adjustment choose to not defer Application A0985/15TEY, Planning Staff recommend refusal as the proposal does not meet the four tests under the Planning Act, and represents an overdevelopment that is not acceptable or appropriate in this context.



CONTACT

Kirk Hatcher, Planner
Tel: 416-394-8206
Fax: 416-392-1330
E-mail: khatcher@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read "Macdonald", is written over a horizontal line. To the left of the signature, there is a small, stylized mark that looks like a circled "G" or a similar symbol.

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

Copy: Councillor Layton, Trinity-Spadina
Evan Saskin, Agent

