



STAFF REPORT
Committee of Adjustment
Application

Date:	October 28, 2015
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Joe Nanos, Director, Community Planning, North York District
Wards:	Ward 23 (Willowdale)
Reference:	File No. B0036/15NY, A0792/15NY, and A0793/15NY Address: 284 Hounslow Avenue Application to be heard: October 29, 2015 at 9:30 a.m.

RECOMMENDATION

It is recommended that Applications Nos. B0036/15NY, A0792/15NY, and A0793/15NY be **deferred** so that staff may conduct further analysis in review of the application.

APPLICATION

THE CONSENT REQUESTED:

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

Conveyed - Part 1

The frontage is 9.14m and the lot area is 365.2m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in related application A0792/15NY.

Retained - Part 2

The frontage is 9.14m and the lot area is 365.2m². The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in related application A0793/15NY.

MINOR VARIANCES REQUESTED:

A0792/15NY – 284A HOUNSLOW AVENUE – PART 1

- Chapter 10.5.40.10(5), Zoning By-law No. 569-2013**
A minimum of 10m² of the first floor area must be within 4m of the front wall.

There is 6.4m² 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 550m².
The proposed lot area is 365.2m².
3. **Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 15.0m.
The proposed lot frontage is 9.144m,
4. **Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30.0% of the lot area.
The proposed lot coverage is 31.9% of the lot area,
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.
The proposed height of the east side exterior main wall is 8.88m.
6. **Chapter 10.20.40.30.(1), Zoning By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0m.
The proposed building depth is 20.17m.
7. **Chapter 900.3.10(5), Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed west side yard setback is 0.91m
8. **Chapter 900.3.10(5), Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed east side yard setback is 1.22m.
9. **Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15.0m.
The proposed lot frontage is 9.144m.
10. **Section 13.2.2, Zoning By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 365.2m².
11. **Section 13.2.3(b), Zoning By-law No. 7625**
The required minimum side yard setbacks are 1.5m each side.
The proposed west side yard setback is 0.91m.
12. **Section 13.2.3(b), Zoning By-law No. 7625**
The required minimum side yard setbacks are 1.5m each side.
The proposed east side yard setback is 1.22m.
13. **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 31.9% of the lot area.

14. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.26m.
15. **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 1.61m.
16. **Section 6(8), Zoning By-law No. 7625**
The minimum required lot width is 15.0m.
The proposed lot width is 9.144m.

A0793/15NY – 284B HOUNSLOW AVENUE – PART 2

1. **Chapter 10.5.40.10(5), Zoning By-law No. 569-2013**
A minimum of 10m² of the first floor area must be within 4m of the front wall.
There is 6.4m² 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 550m².
The proposed lot area is 365.2m².
3. **Chapter 10.20.30.20.(1) , Zoning By-law No. 569-2013**
The required minimum lot frontage is 15.0m.
The proposed lot frontage is 9.144m,
4. **Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30.0% of the lot area.
The proposed lot coverage is 31.9% of the lot area,
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.
The proposed height of the west side exterior main wall is 8.86m.
6. **Chapter 10.20.40.30.(1), Zoning By-law No. 569-2013**
The permitted maximum building depth for a detached house is 19.0m.
The proposed building depth is 20.17m.
7. **Chapter 900.3.10(5), Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed west side yard setback is 1.22m.
8. **Chapter 900.3.10(5), Zoning By-law No. 569-2013**
The required minimum side yard setbacks are 1.8m each side.
The proposed east side yard setback is 0.91m.
9. **Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15.0m.
The proposed lot frontage is 9.144m.

10. **Section 13.2.2, Zoning By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 365.2m².
11. **Section 13.2.3(b), Zoning By-law No. 7625**
The required minimum side yard setbacks are 1.5m each side.
The proposed west side yard setback is 1.22m.
12. **Section 13.2.3(b), Zoning By-law No. 7625**
The required minimum side yard setbacks are 1.5m each side.
The proposed east side yard setback is 0.91m.
13. **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 31.9% of the lot area.
14. **Section 13.2.6, Zoning By-law No. 7625**
The maximum permitted building height is 8.8m. T
The proposed building height is 9.27m.
15. **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 1.65m.
16. **Section 6(8), Zoning By-law No. 7625**
The minimum required lot width is 15.0m.
The proposed lot width is 9.144m.

COMMENTS

The subject property, located west of Yonge Street and south of Finch Avenue West, is zoned R4 under the North York Zoning By-law 7625 and RD (f15.0; a550) under City of Toronto Zoning By-law 569-2013. Application No. B0036/15NY proposes to sever 284 Hounslow Avenue, a property with 18.28 metre lot frontage, into two lots of 9.14 metres frontage. Each proposed lot will have a lot area of 365.2 m². Minor variances to the Zoning By-laws are required to facilitate the development of a new two-storey detached dwelling for each of the proposed lots. These variances are outlined in Applications Nos. A0792/15NY and A0793/15NY.

The subject properties are 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.

City Planning staff have conducted a site visit and reviewed the plans submitted in support of the application, however, further analysis is required to determine the appropriateness of the proposal. Additional information, including past Committee of Adjustment approvals and lot studies, will be considered in assessing the application.

Planning staff therefore recommend that Applications Nos. B0036/15NY, A0792/15NY, and A0793/15NY be **deferred** so that staff may conduct further analysis in review of the application.

Respectfully submitted,

CONTACT

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SIGNATURE



Joe Nanos

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B0036/15NY, A0792/15NY, and A0793/15NY – 284 HOUNSLOW AVENUE