



STAFF REPORT
Committee of Adjustment
Application

Date:	February 10, 2016
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. B0094/15TEY, A1121/15TEY, A1122/15TEY Address: 10-12 Thorncliffe Avenue Application to be heard: February 10, 2016 at 4:00 pm

RECOMMENDATION

Planning staff respectfully recommend that should the Committee of Adjustment approve Application Numbers A1121/15TEY & A1122/15TEY, the following variances related to the front yard parking pads and landscaping be refused:

A1121/15TEY (12 Thorncliffe Avenue)

- 1) Variance 5 to By-law 569-2013 related to a parking pad location;
- 2) Variance 1 to By-law 438-86 related to parking pad location;

A1122/15TEY (10 Thorncliffe Avenue)

- 1) Variance 5 to By-law 569-2013 related to parking pad location;
- 2) Variance 6 to By-law 569-2013 related to front yard landscaping;
- 3) Variance 7 to By-law 569-2013 related to front yard soft landscaping;
- 4) Variance 1 to By-law 438-86 related to parking pad location; and,
- 5) Variance 5 to By-law 438-86 related to front yard soft landscaping.

The following condition should be imposed on Application Numbers A1121/15TEY & A1122/15TEY should the front and rear exterior main walls variance be granted:

- 1) The building elevation of proposed dwellings be built substantially in accordance with proposed east and west elevation drawings (Drawings A-16 and A-17) date stamped received by the Committee of Adjustment on November 13, 2015, showing the step back above the second storey.

Planning staff also advise that at this time the proposal's need for Variance 1 to By-law 569-2013 and Variance 2 to By-law 438-86 related to parking supply has not been adequately demonstrated.

APPLICATION

The applicant is requesting a consent to sever the property into two undersized residential lots and to vary the provisions of the Zoning By-law to alter the existing fourplex dwelling into a pair of single family semi-detached dwellings with a third storey addition with front and rear third floor balconies and rear ground floor decks.

Variations are requested with respect to parking supply, lot frontage, exterior main wall height, density, front yard parking pad, front yard landscaping and front yard soft landscaping.

COMMENTS

The subject property is located on the north side of Thorncliffe Avenue. The property is designated "Neighbourhoods" in the Official Plan, which requires new development in 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 R2 Z.0.6 in Zoning By-law 438-86 of the former City of Toronto and R (d0.6) (x744) 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. At that time, Planning staff had indicated concern with the front yard parking pads proposed with this application. Additionally, a site visit was conducted on February 1, 2016 by both Community Planning and Strategic Initiatives, Policy and Analysis staff to determine the applicability of Chapter 667 of the City of Toronto Municipal Code relating to Residential Rental Property, Demolition and Conversion Control for this application. As this application contains fewer than six residential dwelling units, Chapter 667 does not apply.

In response to Planning staff's concerns, the applicant has removed the front yard parking pads in plans received by the Committee of Adjustment on February 4, 2016. The proposed semi-detached dwelling at 12 Thorncliffe Avenue would provide 1 on-site parking space, while the proposed semi-detached dwelling at 10 Thorncliffe Avenue would not provide any on-site parking space.

Planning staff have heard concerns from the community with regards to on-street permit parking availability as a result of this application, and the broader Broadview Avenue Planning Study that is currently underway. The subject property is located in Permit Parking Area 7J.

The on-street permit parking program in the area is well-subscribed with relatively few remaining spaces. The Permit Parking office within the Transportation Services Division reports that as of February 5, 2016, Permit Parking Area 7J has a total supply of 269 permit spaces with a total of 261 issued permits. For the portion of Area 7J located west of Broadview Avenue, there is a supply of 114 permit spaces with 102 issued permits.


Given the concern in the area with regard to permit parking availability, the applicant should assess the feasibility of providing on-site parking beyond the main front wall of the house for the semi-detached dwelling at 10 Thorncliffe Avenue. The need for relief from the parking

requirements of the Zoning By-law has not been demonstrated particularly in light of the fact that the property currently accommodates three parking spaces. A revised proposal may result in additional or revised variances.

CONTACT

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SIGNATURE


for _____

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Lawrence Jewell, Agent for the Applicant