



STAFF REPORT
Committee of Adjustment
Application

Date:	May 4, 2016
To:	Chair and Committee Members of the Committee of Adjustment Toronto & East York District
From:	Director, Community Planning, Toronto & East York District
Wards:	Ward 29, Toronto-Danforth
Reference:	File No. A0128/16TEY Address: 41 Jackman Avenue Application to be heard: May 4, 2016 at 9:30am

RECOMMENDATION

Should the Committee of Adjustment choose to approve the subject variances, City Planning recommends that any such approval be subject to the following conditions:

- (1) Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to City and privately owned trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review.
- (2) The proposed single dwelling be built substantially in accordance with the elevation drawings (A-200, A-201, A-202 and A-203) date stamped received by the Committee of Adjustment on April 6, 2016 showing the massing and location of the third floor. Any other variances that may appear on these plans that are not listed in the written decision are NOT authorized.

APPLICATION

The applicant proposes to construct a new three-storey detached dwelling at 41 Jackman Avenue. This dwelling, described on the submitted plans prepared by superkul inc. and dated December 2015, requires two variances to By-law 569-2013 respecting height and floor space index, and one variance to By-law 438-86 respecting gross floor area.

The required variances are as follows:

1. **Chapter 10.20.40.10.(1), By-law 569-2013**
The maximum permitted height of a building or structure is 10.0 m.
The new three-storey detached dwelling will have a building height of 11.028 m.

2. **Chapter 10.20.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot (125.22 m²).
The new three-storey detached dwelling will have a floor space index equal to 0.867 times the area of the lot (310.28 m²).
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.35 times the area of the lot (125.22 m²). The new three-storey detached dwelling will have a residential gross floor area equal to 0.98 times the area of the lot (349.46 m²), including the third floor and all mechanical space.

COMMENTS

City planning has reviewed the plans associated with the proposed new home and the requested variances. The proposed house has a modern, peaked design, where the top of peak reaches 11.03 metres above finished grade with an asymmetrical pitch.

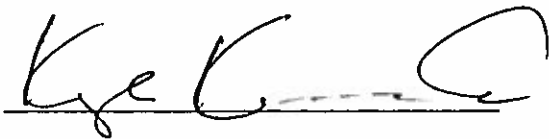
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CONTACT

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SIGNATURE



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

Copy: Councillor Mary Fragedakis
Jassie Khurana