



STAFF REPORT
Committee of Adjustment
Application

Date:	April 28, 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. A0202/16TEY Address: 44 – 48 Lesmount Avenue (Part 2 & 3) Application to be heard: May 4, 2016 at 4:00 pm

RECOMMENDATION

Planning staff recommend that should the Committee of Adjustment approve Application File Number A0202/16TEY, the following variance should be revised:

1. Variance 2 to Zoning By-law 569-2013 and Variance 1 to Zoning By-law 438-86 related to building height be reduced to 9.0 metres.

APPLICATION

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new three-storey detached dwelling with an integral garage. The subject site is also part of Consent Application B0011/16TEY and B0012/16TEY as well as associated Minor Variance applications A0201/16TEY and A0203/16TEY.

Variances are requested with respect to lot coverage, building height, side exterior main wall height, density, side yard setback and front yard setback.

COMMENTS

The subject property is located on the west side of Lesmount Avenue between Cosburn Avenue and O'Connor Drive. 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 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 have generally recommended that the height of the dwellings in this area be not higher than 9.0 metres unless there are site-specific conditions that merit further consideration. In this case, the topography of the site is generally flat and offers no special condition to justify a higher structure.

A search of Committee of Adjustment records of the surrounding area has shown that there are a few approvals for height variances. However, with the exception of one approval at 82 Cadorna Avenue with an approval of 10.2 metres for the rear portion of the dwelling, all other height variances have been approved at no greater than 9.0 metres.

Planning staff note that Official Plan Amendment 320, approved by City Council in December 2015 and awaiting approval from the Minister of Municipal Affairs and Housing. This Official Plan Amendment contains policies requiring proposed developments within a "Neighbourhoods" designation to be materially consistent with the prevailing physical character of the geographical neighbourhood, with a focus on properties on the same block facing the same street. There are no houses on Lesmount Avenue that are higher than 9.0 metres in height.

As such, Planning staff recommend that should the Committee approve this application, the height-related variances be reduced to 9.0 metres.

CONTACT

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SIGNATURE



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Director, Community Planning, Toronto and East York District

Copy: Councillor Mary Fragedakis, Ward 29 Toronto-Danforth
Navid Arbabi, Agent for the Applicant